

## NOTICE AND AGENDA

HERITAGE PRESERVATION COMMISSION  
WEDNESDAY  
APRIL 15, 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](mailto: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. 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.*

#### 5. APPROVAL OF MINUTES

- A. Approval of the minutes from the regular meeting on February 18, 2026. [Agenda - View Meetings](#)

[\(All\)](#)

## 6. **PUBLIC HEARING**

### A. Sanctuary Subdivision Phase 1 Cultural Resource Study

#### **PROPERTY INFORMATION:**

**Address:** East of Woody Mountain Road and South of Kiltie Lane

**Assessor's Parcel Number:** 112-10-005L, 112-10-005M, and 112-10-005P

**Property Owner:** Pine Valley Partners, LLC

**Applicant:** Civil Design & Engineering, Inc.

**City Staff:** Lauren Clementino, HPO

#### **REQUESTED ACTION:**

Approval of a Phase 1 Cultural Resource Study.

#### **RECOMMENDED ACTION:**

Approve the Phase 1 Cultural Resource Study, with the condition that if avoidance of the Sanctuary Four site is not possible by the proposed project, additional mitigation subject to Heritage Preservation Commission approval will be required.

### B. Hidden Haven Estates Subdivision Phase 1 Cultural Resource Study

#### **PROPERTY INFORMATION:**

**Address:** 4200 S. Lake Mary Road

**Assessor's Parcel Number:** 105-05-001A, 105-05-002B, 105-05-002C, and 105-05-002D

**Property Owner:** Bostwick Enterprises

**Applicant:** Mary & Brian Bostwick

**City Staff:** Lauren Clementino, HPO

#### **REQUESTED ACTION:**

Approval of a Phase 1 Cultural Resource Study.

#### **RECOMMENDED ACTION:**

Approve the Phase 1 Cultural Resource Study.

## 7. **GENERAL BUSINESS**

### A. Deputy City Clerk Georganna Staskey will provide an Open Meeting Law and Boards and Commission training refresher.

#### **STAFF RECOMMENDED ACTION:**

Informational only

### B. Historic Signs and Facades Grant Tracking - April 2026 Update

#### **STAFF RECOMMENDED ACTION:**

Discussion only.

### C. Updated Heritage Resources: Special Districts and Neighborhoods Map

#### **STAFF RECOMMENDED ACTION:**

Discussion only.

### D. Commission Outreach and Education Program Discussion

#### **STAFF RECOMMENDED ACTION:**

Discussion only.

## 8. APPROVALS

### A. REPORTS

1. 114 W. Route 66 Certificate of No Effect  
**Permit Number(s):** PZ-26-00025, CC-26-00069  
**Address:** 114 W. Route 66  
**Type of Approval:** Certificate of No Effect  
**Approval Date:** February 23, 2026
2. 123 N. San Francisco St. Certificate of No Effect  
**Permit Number(s):** PZ-23-00047-03  
**Address:** 123 N. San Francisco St.  
**Type of Approval:** Certificate of No Effect  
**Approval Date:** February 23, 2026
3. 109 N. Leroux St. Ste. A Certificate of No Effect  
**Permit Number(s):** PZ-26-00037, CC-26-00276  
**Address:** 109 N. Leroux St. Ste. A  
**Type of Approval:** Certificate of No Effect  
**Approval Date:** February 27, 2026
4. 814 W. Coconino Ave. Letter Report Cultural Resource Study  
**Permit Number(s):** 100-31-013  
**Address:** 814 W. Coconino Ave.  
**Type of Approval:** Letter Report Cultural Resource Study  
**Approval Date:** March 17, 2026
5. 9 N. Leroux St. Certificate of No Effect  
**Permit Number(s):** PZ-26-00051  
**Address:** 9 N. Leroux St.  
**Type of Approval:** Certificate of No Effect  
**Approval Date:** March 23, 2026

### B. CONSULTATIONS

1. Bulter Complete Streets Section 106 Consultation  
N/A

## 9. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS AND STAFF

## 10. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m. This notice has been posted on the City's website and can be downloaded at [www.flagstaff.az.gov](http://www.flagstaff.az.gov).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Lauren Clementino, Senior Planner

*In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact staff at 928-213-2611 (or 774-5281 TDD).*

*Notification at least 48 hours in advance will enable the City to make reasonable arrangements.*

**Heritage Preservation Commission**

5. A

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Approval of the minutes from the regular meeting on February 18, 2026. [Agenda - View Meetings \(All\)](#)

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**STAFF RECOMMENDED ACTION:**

**Policy Impact:**

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**Attachments**

HPC minutes 2.18.26

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**MINUTES**

**HERITAGE PRESERVATION COMMISSION  
WEDNESDAY  
FEBRUARY 18, 2026**

**COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.**

**1. Call to Order**

- Chair Westheimer called the meeting to order at 4:08 p.m.

**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.*

PRESENT:  
DUFFIE WESTHEIMER, CHAIR  
ALEC OVERMANN, VICE CHAIR  
EMILY DALE-Virtual  
JESSE DOMINGUEZ -Virtual  
JEANNE STEVENS-Virtual  
CAITLIN STEWART-Virtual

EXCUSED:  
ALYCIA HAYES

**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.*

- The Land Acknowledgment was read by Commissioner Stevens.

#### 4. Open Call to the Public

- Phil Scandura -- Discussed raising awareness about a project that combines two critical Flagstaff priorities: affordable housing and historic preservation, specifically regarding the El Pueblo Motel.
- David Hayward -- Shared that he made an offer to the current owner of the David Babbitt House. He is confident they will be able to save the former Catholic school, St. Mary's.
- Margaret Hangan -- From Williams, provided a brief update on some successes she's had with her Heritage Preservation Commission along Route 66.

*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.*

#### 5. APPROVAL OF MINUTES

- Approval of the minutes from the regular meeting on January 21, 2026.

**Moved by** Alec Overmann, **seconded by** Jeanne Stevens to approve the minutes from the regular meeting on January 21, 2026, with the following corrections: include the topic discussed during public comment and revise Chair Westheimer's comment regarding the special meeting request.

**Vote:** 6 - 0 - Unanimously

#### 6. GENERAL BUSINESS

- A.** Flagstaff Accessory Dwelling Unit (ADU) Model Plans Library and the Townsite Historic Overlay Zone  
STAFF RECOMMENDED ACTION:  
Provide direction on which, if any, of the pre-approved plans in the Flagstaff ADU Model Plans Library are likely to comply with the Townsite Design Standards and Guidelines.
- Lauren Clementino (Heritage Preservation Officer), Genevieve Pearthree (Sustainability Analyst), and Jaime Larson (Housing & Transportation Vista) gave a PowerPoint presentation. A discussion followed, during which questions and concerns from the Commissioners' were addressed by Lauren Clementino, Genevieve Pearthree, and Jaime Larson.
- B.** Proposed Brannen Historic Overlay Zone Update  
STAFF RECOMMENDED ACTION:  
Discussion only.
- Lauren Clementino gave a presentation and provided an update.
- C.** Historic Signs and Facades Grant Tracking - February 2026 Update  
STAFF RECOMMENDED ACTION:  
Discussion only.
- Lauren Clementino gave a presentation and provided an update.

## 7. REPORTS

### A. APPROVALS

#### 1. 615 W. Birch Ave. Certificate of No Effect

PROPERTY INFO:

**Permit Number(s):** PZ-25-00236, CC-25-03132

**Address:** 615 W. Birch Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** January 14, 2026

FINDINGS:

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

INFORMATION:

The project proposes to install fencing and a detached shed behind the primary historic structure. Fencing and sheds are considered minor alterations that have a limited impact in relation to the total cultural resource. No work is proposed on the primary structure.

The primary structure was constructed in 1920 at 12 N. Hillside St. and moved to this location in 2023. It is located within the Townsite Historic Overlay Zone and is a contributor to the Flagstaff Townsite Historic Residential District. The proposed project was determined to meet the criteria for a Certificate of No Effect.

- Lauren Clementino provided an update.

#### 2. 224 S. Kendrick St. Certificate of No Effect

PROPERTY INFO:

**Permit Number(s):** PZ-26-00008,

**Address:** 224 S. Kendrick St.

**Type of Approval:** Certificate of No Effect

**Approval Date:** January 26, 2026

FINDINGS:

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

INFORMATION:

The Our Lady of Guadalupe Church and convent buildings are located within the Landmark Overlay Zone. The Our Lady of Guadalupe Church is individually listed in the National Register of Historic Places and the church and convent buildings are contributors to the Flagstaff Southside Historic District. This project proposes reroofing in-kind for the convent building. 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. However, per Ordinance 2019-29 which established the Landmark Overlay for this property, a restoration plan must be developed for the convent and completing this requirement was added as a condition of approval. Per the Ordinance's Section 4 (below), additional City permits for the property, unless for life/safety purposes, may not be issued until the restoration plan is approved. The restoration plan will be reviewed by the Heritage Preservation Commission when developed. *SECTION 4. That, within 3 years of enactment of this ordinance, the Owner shall submit to the Heritage Preservation*

*Commission and receive approval for a "restoration plan" to restore the historic integrity of the former convent on the Property and to provide for the life/safety of the public and the building's occupants.*

*The submission must be reviewed by the State Historic Preservation Office prior to its preservation to the Commission. The Heritage Preservation Commission's decision will be the only approval required for the restoration plan and will be appealable to the Planning and Zoning Commission. In the event that the Owner fails to obtain an approved restoration plan with the 3-year time frame, the LO designation will remain on the property, but the owner will not receive any City permits for the property, unless for life/safety purposes, until the restoration plan is approved.*

- Lauren Clementino provided an update.

### 3. 107 E. Birch Ave. Certificate of No Effect

#### PROPERTY INFO:

**Permit Number(s):** PZ-26-00020

**Address:** 107 E. Birch Ave.

**Type of Approval:** Certificate of No Effect

**Approval Date:** January 29, 2026

#### FINDINGS:

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

#### INFORMATION:

This project proposes reroofing in-kind. This building has a flat roof that is not visible from the street. 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 is a contributor to the Railroad Addition Historic District and is located within the Downtown Historic Overlay Zone.

- Lauren Clementino provided an update.

### 4. Two Spot Logging Train Replacement Logs Update

#### PROPERTY INFO:

N/A

#### FINDINGS:

Replacement logs were installed on the Two Spot logging train's log carrier on February 5, 2026.

#### INFORMATION:

City Beautification, Arts & Sciences Program staff and the Heritage Preservation Officer presented *Conservation Considerations for "Two Spot" Logging Train* to the Heritage Preservation Commission on September 17, 2025. Staff recommended replacing deteriorated logs on the Two Spot's log carrier and the Commission supported this recommendation. Beautification, Arts & Sciences Program staff have since worked to source replacement logs. Ponderosa pine logs sourced from the U.S. Forest Service were selected. The original logs could not be replaced with the same size due to availability constraints. The new logs measure approximately 14 to 20 feet in length, which is shorter than the original logs. To maintain the visual integrity of the train bed, the logs were arranged in two stacked layers to create the appearance of a full load. Logs were treated with linseed oil and cured offsite prior to installation to reduce deterioration and extend their lifespan.

- Lauren Clementino provided an update and shared photos of the newly installed logs.

**8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

- Lauren Clementino reported that someone has been reviewing city agendas and attempting to scam recent applicants through wire transfer requests. She noted that measures have been implemented to address and prevent this issue.
- Lauren Clementino shared updated details regarding the Babbitt Building Tour, which has been postponed until next month, March 18, 2026 at 2:30 p.m., because of inclement weather.
- Commissioner Dale inquired about the potential demolition of SBS West, and Lauren Clementino provided a response.

**9. ADJOURNMENT**

- The meeting was adjourned at 5:35 p.m.

SIGNATURE LINE

CHAIRPERSON

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*Notification at least 48 hours in advance will enable the City to make reasonable arrangements.*

**Heritage Preservation Commission**

6. A

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Sanctuary Subdivision Phase 1 Cultural Resource Study

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**PROPERTY INFORMATION:**

**Address:** East of Woody Mountain Road and South of Kiltie Lane

**Assessor's Parcel Number:** 112-10-005L, 112-10-005M, and 112-10-005P

**Property Owner:** Pine Valley Partners, LLC

**Applicant:** Civil Design & Engineering, Inc.

**City Staff:** Lauren Clementino, HPO

**REQUESTED ACTION:**

Approval of a Phase 1 Cultural Resource Study.

**RECOMMENDED ACTION:**

Approve the Phase 1 Cultural Resource Study, with the condition that if avoidance of the Sanctuary Four site is not possible by the proposed project, additional mitigation subject to Heritage Preservation Commission approval will be required.

**ALTERNATIVE ACTIONS:**

1. Request modifications to the study and include them as conditions of approval.
2. Continue the HPC review to a date certain and ask the applicant to come back with a modified study that meets specified conditions.

**BACKGROUND INFORMATION**

Pine Valley Partners, LLC proposes to develop a single-family subdivision on three parcels (112-10-005L, 112-10-005M, and 112-10-005P) located East of Woody Mountain Road and South of Kiltie Lane, totaling 201 acres. A Cultural Resource Study was required pursuant to Heritage Preservation code section 10-30.30.050.A.2. as the project involves Undeveloped Land. A Cultural Resource Study was completed by ETD, Inc. and submitted by Civil Design & Engineering, Inc. on behalf of Pine Valley Partners, LLC. Appendices A and B of the attached Phase 1 Cultural Resource Study have been redacted to prevent disclosure of confidential site information.

The Cultural Resource Study recorded six archaeological sites (Sanctuary One - Sanctuary Six). Five sites (Sanctuary One, Two, Three, Five, Six) are recommended ineligible for listing on the Flagstaff, Arizona, and National Registers of Historic Places. One site (Sanctuary Four) is recommended eligible for listing on the Flagstaff, Arizona, and National Registers of Historic Places. Avoidance of this site is recommended for the proposed subdivision project.

A Preliminary Plat application for the proposed subdivision is under City of Flagstaff Inter-Division Staff review, pending resubmittal. The Phase 1 Cultural Resource Study must be approved by the Heritage Preservation Commission before Preliminary Plat approval by the Heritage Preservation Officer. The last application submission demonstrated avoidance of the Sanctuary Four site. The Heritage Preservation Officer will continue to review future submittals.

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**Attachments**

Cultural Resource Study Application







# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684

**HPC-CRS**

<b>Date Received</b>		<b>Application to Heritage Preservation for a Cultural Resource Study</b>		<b>File Number</b>
<b>Property Owner(s)</b> Pine Valley Partners, LLC	<b>Title</b>	<b>Phone</b> (928)340-7778	<b>Email</b> bodie@sanctuaryflagstaff.com	
<b>Mailing Address</b> 4745 N. 7th Street			<b>City, State, Zip</b> Phoenix, AZ 85014	
<b>Applicant</b> Civil Design & Engineering, Inc.	<b>Title</b>	<b>Phone</b> (928) 522-9287	<b>Email</b> r.mahar@cdeinc.org	
<b>Mailing Address</b> 618 E. Route 66			<b>City, State, Zip</b> Flagstaff, AZ 86001	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) Agent				
<b>Site Address</b> Woody Mountain Road south of Kiltie Lane			<b>City, State, Zip</b> Flagstaff, AZ	
<b>Project Name</b> Sanctuary Subdivision				
<b>Parcel Number(s)</b> 112-10-005L, 005M, & 005P		<b>Zoning District(s), including Overlays</b> Estate Residential		
<b>Property Information:</b>				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed individually on the National or Arizona Register of Historic Places? (Name: _____)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Historic District? (Name: _____)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the structure over 50 years old at the time of application?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input type="checkbox"/> Developed <input checked="" type="checkbox"/> Vacant Land?				
<b>Type of HPC Application Requested:</b> Cultural Resource Study Review - Please check all that apply:				
<input type="checkbox"/> Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission)				
<input checked="" type="checkbox"/> Phase I (Must be reviewed by the Heritage Preservation Commission)				
<input type="checkbox"/> Phase II (Must be reviewed by the Heritage Preservation Commission)				
<input type="checkbox"/> Phase III (Must be reviewed by the Heritage Preservation Commission) May require redaction				
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>				
<b>Property Owner Signature:</b>  AS MANAGING MEMBER		<b>Date:</b> 01-15-26	<b>Applicant Signature:</b>  AS MANAGING MEMBER	
			<b>Date:</b> 01-15-26	
<b>For City Use</b>				
<b>Date Filed:</b> _____		<b>HPC Hearing Date:</b> _____		
<b>Fee Receipt #:</b> _____		<b>Amount:</b> _____		<b>Date:</b> _____
<b>Action by HPC:</b>				
<input type="checkbox"/> Consent Approval by HPO				
<input type="checkbox"/> Approved				
<input type="checkbox"/> Approved with Conditions				
<input type="checkbox"/> Denied				
<input type="checkbox"/> Continued				
<b>Staff Initial:</b> _____			<b>Date:</b> _____	

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. A Cultural resource study, prepared by professionals qualified in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61 Appendix A) as currently amended and annotated by the National Park Service.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
5. List of content which may be confidential under federal law.
6. Any other information which the applicant feels would be helpful and/or pertinent to the request.
7. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Phase I, Phase II, or Phase III Cultural Resource Study, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Please also note that per the Flagstaff Zoning Code, the Heritage Preservation Officer may refer any application, including Letter Reports to the Commission for any reason. If the Heritage Preservation Officer refers the application, you will not need to resubmit, but additional materials may be requested.

If the Cultural Resource Study being submitted contains information that may be confidential under the National Historic Preservation Act or the Native American Grave Protection and Repatriation Act, please notify the HPO in advance of submitting your application for instructions on redaction(s).

Approval of a Cultural Resource Study does not indicate a final approval of a demolition permit, site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification or construction.

If mitigation is approved as part of the study approval, final design of mitigation must meet all the requirements of the Flagstaff Zoning Code or Building Code, unless otherwise stated in Flagstaff City Code, Section 10-30.30 or in the requirements of the overlay zone. The Heritage Preservation Officer or Commission may elect to hold an application until a review by the InterDivision staff is completed and substantive comments have been provided to the applicant, if the mitigation proposed would require additional approvals by planning, building, or other city staff.

We encourage you to reach out early in designing your projects so that the HPO may assist you.

HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)

**Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)**

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Insert additional pages if necessary

**A Cultural Resources Inventory of Approximately  
201 Acres for the Sanctuary Subdivision Project Near  
Flagstaff, Coconino County, Arizona**



**Prepared By:**

**ETD, Inc.**

**1120 W. University Ave., Suite 200**

**Flagstaff, Arizona 86001**

**Principal Investigator: Alan L. Bartholomew, MA, RPA, GIS**

**Archaeologist/Tribal Monitor: Nathan Lefthand**

**Archaeological Technician: Ace Overmann**

**Prepared For:**

**Pine Valley Partners, LLC**

**& City of Flagstaff**

**Draft: November 12, 2025**

**Final: February 27, 2026**

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## SURVEY REPORT ABSTRACT

**Report Title:** A Cultural Resources Inventory of Approximately 201 Acres for the Sanctuary Subdivision Project Near Flagstaff, Coconino County, Arizona

**Project Name:** Sanctuary Subdivision Project

**Project Location:** The area of potential effects (APE) for the project consists of a single 201-acre block consisting of three parcels (APN 112-10-005L, 005M, & 005P), located approximately 1.6 miles west-southwest of the I-40 / I-17 interchange near Flagstaff, Coconino County, Arizona. The project is located on privately managed lands in a portion of Section 31 of Township 21 North Range 7 East (S31, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M) as depicted on the Flagstaff West, Arizona United States Geological Survey (USGS) 7.5' series topographic quadrangle map.

**Project Locator UTM:** Zone 12 South (NAD 83): Block Center - E436598 N3891276

**Project Sponsor:** Pine Valley Partners, LLC

**Project Number:** BL-2025-11-0125

**Lead Agency:** City of Flagstaff

**Other Agencies:** None

**Applicable Regulations:** City of Flagstaff Heritage Preservation Code (10-30.30), Arizona Antiquities Act of 1927 (as amended 1960, 1973, 1990)

**Funding Source:** Pine Valley Partners, LLC

**Description of the Project/Undertaking:** Pine Valley Partners, LLC proposes to develop a single-family lot subdivision on three parcels (Parcels APN 112-10-005L, 005M, & 005P) located on Woody Mountain Road south of Kiltie Lane, totaling 201 acres. The project is located on privately managed lands in north-central Arizona west-southwest of and adjacent to the city of Flagstaff. Since the project will require permits, it is subject to City of Flagstaff Heritage Preservation Code (10-30.30) review and compliance and Arizona Antiquities Act review and compliance. No federal nexus requiring National Historic Preservation Act Section 106 review has been identified for this project. Should a federal nexus be identified during future project permitting, additional compliance under Section 106 may be required. A 100% cultural resources pedestrian survey of the project area was completed. This report was completed by Principal Investigator Alan L. Bartholomew, MA, RPA, GIS, a Secretary of the Interior qualified archaeologist, with archaeologist/tribal monitor Nathan Lefthand and archaeological technician Ace Overmann.

**Project Area (PA) / Area of Potential Effects (APE):**

The PA/APE primarily consists of moderately to heavily timbered, gently sloping terrain from north to south. Sinclair Wash is a large drainage with rocky outcrops which traverses the southern portion of the PA/APE roughly from west to east.

**Legal Description:** Portion of Section 31 of Township 21 North Range 7 East (S31, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M).

**Land Jurisdiction:** Private

**Total Acres:** ~ 201

**Acres Surveyed:** ~ 201

**Acres Not Surveyed:** 0

**Consultant Firm/Organization:** ETD, Inc.

**Permit Number(s):** Not Applicable

**Date(s) of Fieldwork:** November 3 - 5, 2025

**Number of IOs Recorded:** 69

**Number of Previously Recorded Sites:** None

**Number of Newly Recorded Sites:** Six - (Sanctuary One - Sanctuary Six)

**Eligible Sites:** 1 (Sanctuary Four)

**Ineligible Sites:** 5 (Sanctuary One, Two, Three, Five, Six)

**Unevaluated Sites:** None

**Sites Not Relocated:** None

**Comments:** Cover photo is a general project area overview along the northern rim of Sinclair Wash looking east across the PA.

**Site Summary Table:**

Site Summary Table and Recommendations for the Sanctuary Subdivision Project.

<b>Site Number / Name</b>	<b>Site Type / Temporal Affiliation</b>	<b>FRHP/NRHP/ARHP Eligibility Recommendation</b>	<b>Project Recommendation</b>
<b>Newly Recorded Sites (Newly Recorded November 2025)</b>			
Sanctuary One 110525.01	Historic Trash Scatter	Historic - Not Eligible	None
Sanctuary Two 110525.02	Historic Trash Scatter	Historic - Not Eligible	None
Sanctuary Three / Sinclair Tank 110525.03	Historic Tank & Trash Scatter	Historic - Not Eligible	None
Sanctuary Four / Sinclair Wash Overlook Site 110525.04	Prehistoric Rockshelter, Rock Walls, Hearth	Prehistoric/Historic - Eligible Criteria D	Avoidance
Sanctuary Five / USFS Road 532 110525.05	Historic/Modern Road	Historic - Not Eligible	None
Sanctuary Six / South Woody Mountain Road / USFS Road 231 110525.06	Historic/Modern Road	Historic - Not Eligible	None

## INTRODUCTION

Pine Valley Partners, LLC proposes to develop a single-family lot subdivision on three parcels (Parcels APN 112-10-005L, 005M, & 005P) located on Woody Mountain Road south of Kiltie Lane, totaling approximately 201 acres (Figures 1 - 3). The project is located on privately managed lands in north-central Arizona west-southwest of, and adjacent to, the city of Flagstaff. Since the project will require permits, it is subject to City of Flagstaff Heritage Preservation Code (10-30.30) review and compliance and Arizona Antiquities Act review and compliance. No federal nexus requiring National Historic Preservation Act Section 106 review has been identified for this project. Should a federal nexus be identified during future project permitting, additional compliance under Section 106 may be required. A 100% cultural resources pedestrian survey of the project area was completed. This report was completed by Principal Investigator Alan L. Bartholomew, MA, RPA, GIS, a Secretary of the Interior qualified archaeologist, with archaeologist/tribal monitor Nathan Lefthand and archaeological technician Ace Overmann.

The project area is completely accessible by existing local roads, and all access and staging will be within the area of potential effects (APE).

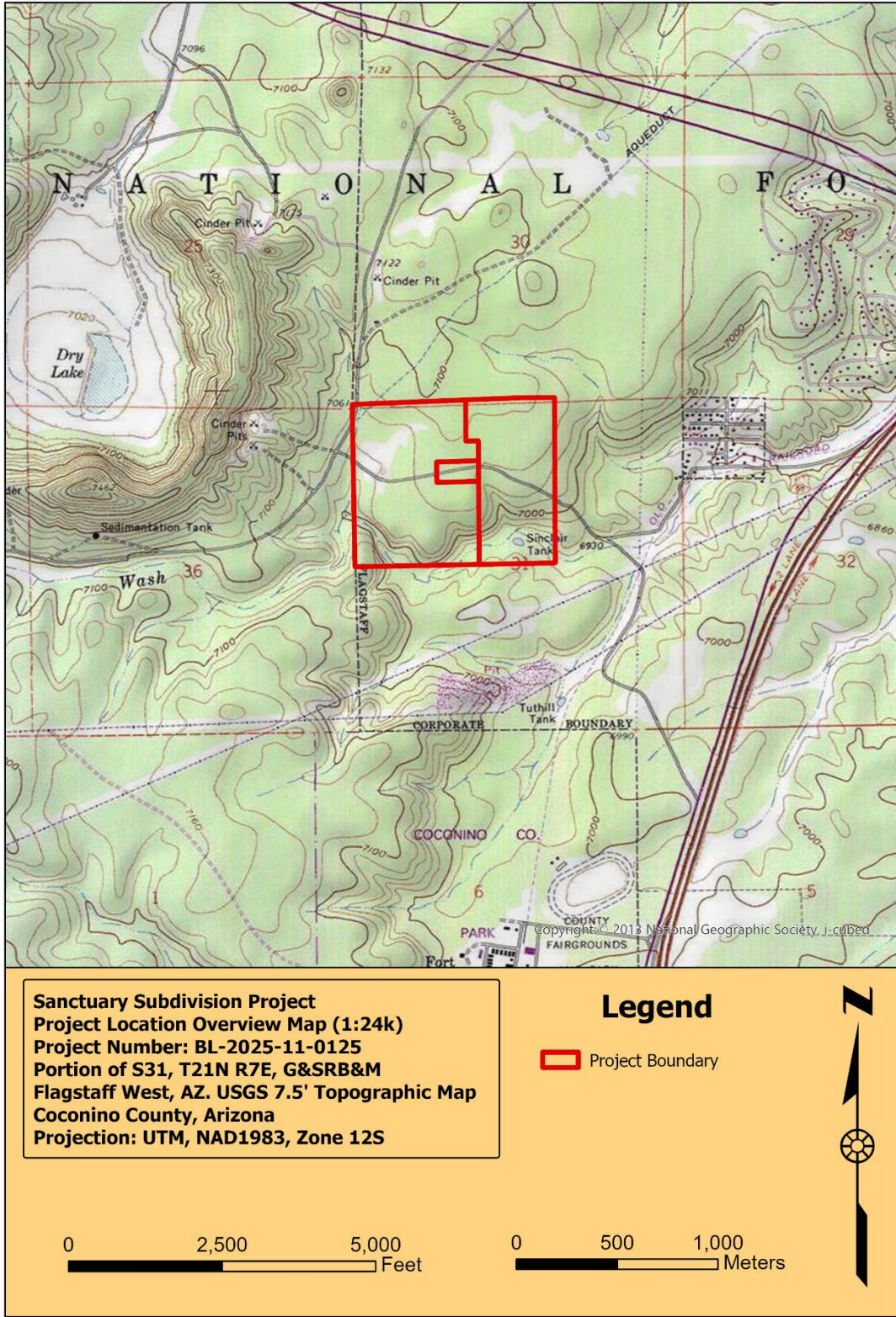
On November 2 - 5, 2025 archaeologists Alan L. Bartholomew MA RPA GIS (Principal Investigator, Project/Field Director), Nathan Lefthand (Archaeologist/Tribal Monitor), and Ace Overmann (Archaeological Technician) conducted the cultural resources pedestrian survey of the project area. During the 9 field-person-days spent on this survey, six previously unrecorded archaeological sites, and 69 isolated occurrences (IOs) of cultural material were located.

## PROJECT LOCATION

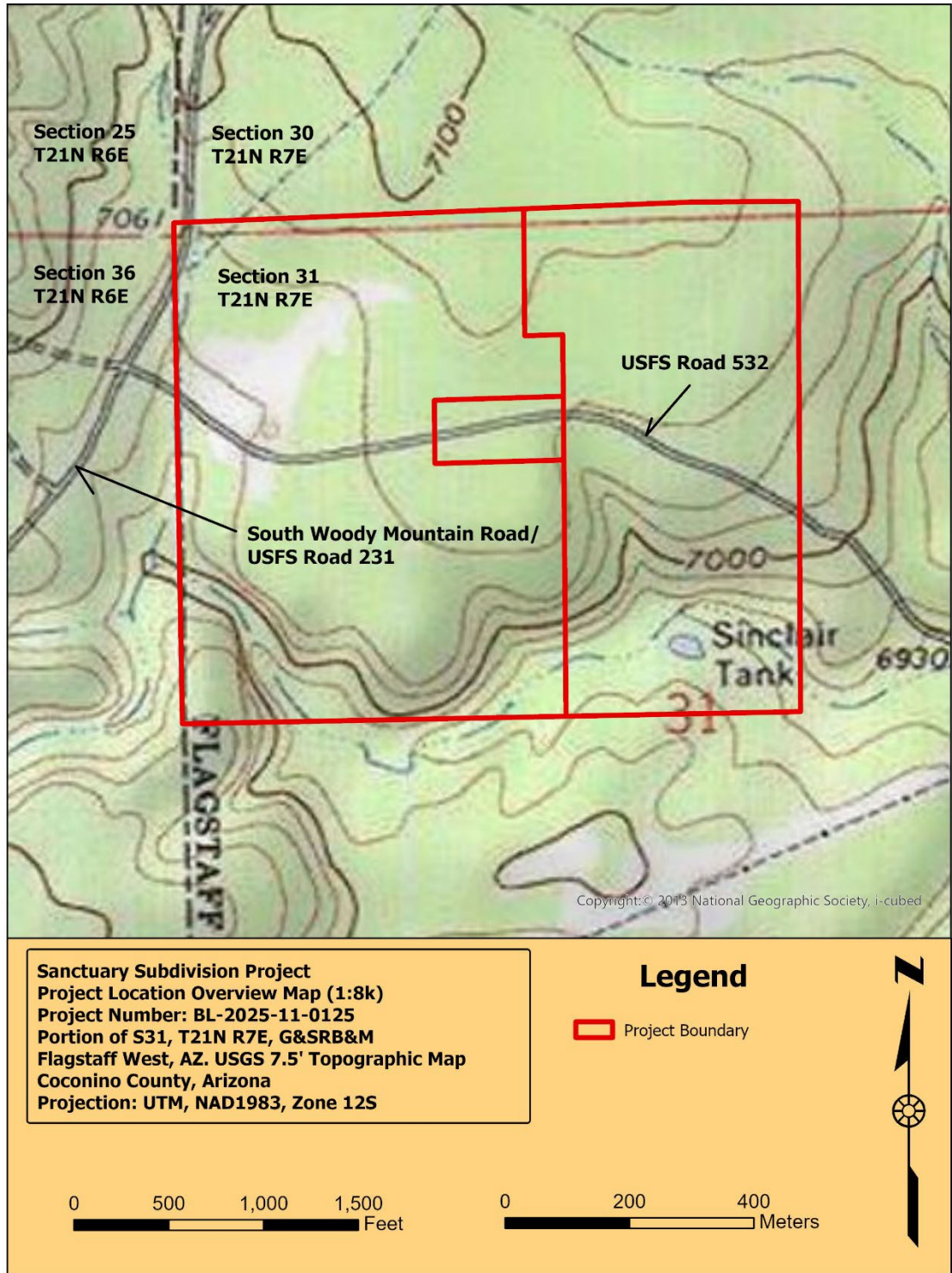
The area of potential effects (APE) for the project consists of a single, 201 acre block consisting of three parcels (APN 112-10-005L, 005M, & 005P), located approximately 1.6 miles west-southwest of the I-40 / I-17 interchange near Flagstaff, Coconino County, Arizona. The project is located on privately managed lands in a portion of Section 31 of Township 21 North, Range 7 East (S31, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M) as depicted on the Flagstaff West, Arizona United States Geological Survey (USGS) 7.5' series topographic quadrangle map.



**Figure 1**  
General project area  
overview photo for the  
Sanctuary Subdivision  
Project.



**Figure 2**  
 Project location overview map (1:24k) for the Sanctuary Subdivision Project.



**Figure 3**  
 Project location map (1:8k) for the Sanctuary Subdivision Project.

## RECORDS REVIEW

The following resources were examined for potential cultural resources within the APE prior to fieldwork by Archaeologist Alan L. Bartholomew MA, RPA, GIS.

### **Arizona State Land Department Parcel Viewer:**

The parcel viewer at <http://www.azland.gov/webapps/parcel/> indicates that the APE is located on privately managed lands (Arizona State Land Department 2025). Note that the parcel viewer does not accurately depict ownership for small government holdings such as rights-of-way and easements.

### **AZSITE Cultural Resources Database:**

AZSITE is an Internet Geographic Information System (GIS) cultural resources database that is managed by the AZSITE Consortium (Arizona State Museum (ASM), Arizona State University (ASU), Museum of Northern Arizona (MNA), and Arizona State Historic Preservation Office [AZSHPO]). AZSITE lists thirteen previously recorded sites and eighteen previous cultural resources surveys within approximately one mile of the APE as of November 1, 2025 (Figures 31 - 32, Tables 1 - 2).

**Table 1**  
Previously recorded sites within approximately one mile of the APE.

Site No.	Description	Cultural/Temporal Affiliation	FRHP/NRHP/ARHP Eligibility	Reference
AZ I:14:303(ASM)/AR-03-04-03-700	1909 Central Arizona System Railroad bed	Euro-American	Various by Segment	Site Form/AZSITE
AZ I:14:343 (ASM)	Fort Tuthill Military Grounds	Euro-American	Eligible,	Lefthand 1998
AZ I:14:384 (ASM)	Historic trash scatter	Euro-American	Not Eligible	Breternitz & Robinson 2004
AZ I:14:419 (ASM)	APS NE-7 Transmission Line	Euro-American	Eligible	Purcell & Rowe 2011
AZ I:14:446 (ASM)	Historic trash scatter	Euro-American	Not Eligible	Cox & Gage 2015
AZ N:7:61 (ASM)	SR89A Historic Prescott-Jerome Highway	Euro-American	Various by Segment	AZSITE, Various by Segment
NA18242	Hunter's stand and camp	Euro-American	Unknown	Stebbins 1984a
NA18243	Log cabin foundation and Historic trash	Euro-American	Unknown	Stebbins 1984b
NA18244	Historic trash scatter	Euro-American	Unknown	Stebbins 1984c
NA19182	Possible structure and Historic trash	Euro-American	Unknown	Tasho & Gratz 1979a
NA19183	Railroad line shack and Historic trash	Euro-American	Unknown	Tasho & Gratz 1979b
NA21339	Unknown	Unknown	Unknown	Unknown/AZSITE
NA21385	Unknown	Unknown	Unknown	Unknown/AZSITE

**Table 2**

Previous cultural resources surveys within approximately one mile of the APE.

Survey/Project No.	Project Name	Reference
1967-5.ASM	Materials Pit #7625, by Laurens C. Hammack	Unknown/AZSITE
1978-43.ASM	Flagstaff Airport - Flagstaff T.I., by Laurens C. Hammack	Unknown/AZSITE
1988-141.ASM	Flagstaff Riding Club, by Richard Effland	Unknown/AZSITE
1988-238.ASM	US West Dewey to Flagstaff Fiber Optic Cable Project	Everett et al. 1991
1992-20.ASM	Kiltie Lane Survey	Purcell 1992
1993-305.ASM	Flagstaff Equestrian	Roxlau 1993
1994-165.ASM	C.O. Kiltie Lane Gas Line Survey	Neal 1994
2004-307.ASM	ATC Flagstaff Ranch Water Tank	Baker 2003
2004-308.ASM	Ponderosa Trails 109-Acre Archaeological Survey	Lane & Neal 2003
2004-756.ASM	ASLD Flagstaff Survey	Breternitz & Robinson 2004
2009-262.ASM	APS On-Call Cultural Resources Surveys	Laurila et al. 2010
2015-58.ASM	Ft. Tuthill Survey	Cox & Gage 2015
2015-541.ASM	Camryn Pines Archaeological Survey	Edwards et al. 2013
2016-264.ASM	ASFD Flagstaff and Kingman Surveys	Cureton et al. 2016
2017-206.ASM	Fort Tuthill Bike Park Archaeological Survey	Edwards et al. 2017
2019-175.ASM	Mt. Dell-Sinclair Wash DCR Project Archaeological Inventory	Brown et al. 2019
2022-450.ASM	Airport Road TI UP - Structure No. 632	Veysey 2022
P-A75-123A.MNA	Woody Mountain Booster Station	Etchieson 1974

**USFS - Coconino National Forest (USFS - CNF) Database:**

On February 18, 2026, Rebekah Sease, Assistant Forest Archaeologist for the Coconino National Forest Supervisor's Office, confirmed via email correspondence with ETD, Inc. that a review of the CNF cultural resource database revealed no recorded archaeological sites within the project parcels. The project is located on privately managed lands and is not currently CNF managed.

**General Land Office (GLO) Survey Plats:**

Table 3 lists the historical GLO plat maps on file with the Bureau of Land Management (BLM) which encompass the records review area and describes historical cultural features shown on the plat within the review area (BLM 2025). No features were depicted on the 1879 GLO map, however, several Land Patents were filed within the PA/APE between 1904 and 1906, though no further information could be obtained.

**Table 3**

Township	GLO Plat No.	Date	Cultural Features Within APE
T21N R7E	DM 187935	2/3/1879	None

**USGS Historical Topographic Maps:**

Twenty-two historical USGS topographic maps encompass the current project area (USGS 2025). Table 4 lists the historical (50+ years old) maps from the USGS website (<https://store.usgs.gov/>) which intersect the APE.

Several of the later (post 1951) Historic topographic maps depict USFS Road 231 (South Woody Mountain Road), USFS Road 532, and Sinclair Tank. The segment of USFS Road 532 within the current PA was designated Sanctuary Site Five, and the segment of USFS Road 231/South

Woody Mountain Road within the current PA was designated Sanctuary Site Six. All of the Historic roads in the PA have been widened, upgraded, repaired, and maintained, which has significantly altered their original form, and none of the roads are recommended eligible for listing on the FRHP/NRHP/ARHP under any criteria.

**Table 4**  
Cultural features depicted on historical USGS topographic maps.

Map Name	Map Scale	Date	Cultural Features
San Francisco Mtns.	1:250k	1886	Nothing
San Francisco Mtns.	1:250k	1894	Nothing
San Francisco Mtns.	1:250k	1900	Nothing
San Francisco Mtns.	1:250k	1905	Nothing
San Francisco Mtns.	1:250k	1909	Nothing
San Francisco Mtns.	1:250k	1911	Nothing
San Francisco Mtns.	1:250k	1922	Nothing
Flagstaff, ARIZ.	1:125k	1908	Nothing
Flagstaff, AZ.	1:125k	1912	Nothing
Flagstaff, AZ.	1:125k	1929	Nothing
Flagstaff, AZ.	1:125k	1939	Nothing
Flagstaff, AZ.	1:125k	1946	Nothing
Flagstaff, AZ.	1:250k	1948	Nothing
Flagstaff, AZ.	1:125k	1951	USFS Roads 231 & 532
Flagstaff, AZ.	1:250k	1958	USFS Roads 231 & 532
Flagstaff, AZ.	1:250k	1960	USFS Roads 231 & 532
Flagstaff, AZ.	1:250k	1962	USFS Roads 231 & 532
Flagstaff West, ARIZ.	1:24k	1965`	USFS Roads 231 & 532, Sinclair Tank
Flagstaff, AZ.	1:250k	1966	USFS Roads 231 & 532
Flagstaff West, ARIZ.	1:24k	1973`	USFS Roads 231 & 532, Sinclair Tank
Flagstaff West, ARIZ.	1:24k	1983`	USFS Roads 231 & 532, Sinclair Tank
Flagstaff West, ARIZ.	1:100k	1973`	USFS Roads 231 & 532

**National Register of Historic Places (NRHP/ARHP) Databases:**

Review of NRHP/ARHP properties reveals that there are no listed properties within the APE (National Park Service 2025). The nearest listed property is the Arizona SP Fort Tuthill Historic District located approximately one mile south of the APE.

**Arizona Department of Water Resources (ADWR) Well Registry:**

Registered historical (50+ years old) wells in the records review area are indicated in the <https://gisweb.azwater.gov/WellRegistry/SearchWellReg.aspx> ADWR well registry search web site (Arizona Department of Water Resources 2025). No historic wells intersect the APE.

**PROJECT - WIDE DISTURBANCES**

The entire PA has been heavily impacted during the Historic period. There are numerous old roads and campsites which have recently been blocked off, though none of these roads appear on Historic maps with the exception of USFS Roads 231 & 532 (discussed in more detail below). There is ample evidence of this area being heavily utilized as a camping/recreation/party area with numerous Historic/modern party hearths and associated trash observed across the entire PA.

The vast majority of the trash encountered was post approximately 1970 AD and was not recorded.

Additionally, the entire PA has experienced logging or recreational fuel wood cutting throughout the Historic period. Numerous axe-cut and saw-cut stumps were encountered across the entire PA which likely range in date from the 1880's to the present day. Several of the larger stumps were cut at hip height or higher, suggesting they may have been cut in the winter months when snow was on the ground at some depth.

Finally, there is ample evidence of large earthmoving machines active within the PA throughout the Historic period. There are numerous bulldozer pushes, dump piles, and gouges within the terrain across the entire PA. Nearly every stone larger than a standard microwave oven exhibits signs of displacement from their original localities, and many have been piled or aligned for unknown purposes (example Figure 4).



**Figure 4**

Example of large out-of-place boulder and bulldozer cut at the Sanctuary Subdivision Project.

## **PHYSIOGRAPHIC CONTEXT**

The APE is located within Coconino County, Arizona in the north-central portion of the state in the transition zone between the 'Basin and Range', and 'Colorado Plateau' physiographic provinces. The entire APE is located within Madrean Upper Montane Conifer-Oak Forest and Woodland (HABIMAP Arizona Department of Game and Fish 2025).

The majority of the project area (with the exception of the southeastern corner) is located within Holocene to middle Pliocene basaltic rocks consisting of "mostly dark-colored basaltic lava and cinders young enough that some original volcanic landforms are still apparent. Includes a small amount of andesite, dacite, and rhyolite. Rocks of this map unit are largely restricted to six areas widely distributed in Arizona: San Francisco and Uinkaret volcanic fields in northern Arizona (0 - 4 Ma); Springerville (0 - 4 Ma) and San Carlos (0 - 2 Ma) volcanic fields in east-central Arizona; and San Bernardino (0 - 1 Ma) and Sentinel (1 - 4 Ma) volcanic fields in southern Arizona. Rocks of this unit are also present in the extreme southwestern part of Arizona where they were erupted at the edge of the Pinacate volcanic field (0 - 2 Ma) in northwestern Sonora. (0 - 4 Ma) (USGS 2025)."

The southeastern corner of the PA is located within Permian sedimentary rocks consisting of “gray to tan, cherty limestone of Kaibab and Toroweap Formations, and underlying white to tan, fine-grained Coconino Sandstone. Limestone was deposited in a shallow sea, and sandstone was deposited in near-shore dunes and beach settings. (270 - 280 Ma) (USGS 2025).”

Observed natural vegetation primarily consists of Ponderosa and Oak forest with associated understory shrubs and grasses. Observed edible species include blackberry, raspberry, prickly pear cacti, yarrow, and yucca. Observed species include various small songbirds, crows/ravens, Stellar Jay, squirrels, rabbits, and a large herd of deer. Elk sign was abundant across the PA though none were observed.

## CULTURE HISTORY

Similar to surrounding regions, the culture history of north central Arizona can be roughly divided into broad periods. The number of periods varies depending upon the researcher but for the purposes of this synthesis four will suffice - Paleoindian (Circa ~12,500 - 9,000 BP), Archaic (Circa ~ 9,000 - 2,000 BP), Ceramic (Circa ~2,000 - 500 BP), and the Ethnohistoric/Historic Period (Circa ~500 - 50 BP). These periods loosely represent similar ways of life for the people who lived during them and are loosely separated by technology or major events. For instance, one of the major differences between the Paleoindian and Archaic periods is the advent of ground stone (or at least an appreciable increase in the use of it). Paleoindians were also highly mobile hunter gatherers living in small groups, whereas the Archaic people became somewhat more sedentary, lived in larger groups, and eventually developed agriculture.

These periods can be further broken down into numerous subperiods and phases which vary widely by region or even from valley to valley. It is not the purpose of this synthesis to provide extreme detail into all the possible subperiods or phases but instead to provide a general overview of the prehistory and history of the vicinity of the project area. The culture history of north-central Arizona has been divided into four primary eras that very broadly equate with changing human adaptations. The following sections present a brief overview of these periods as they are currently understood.

### **Paleoindian Period (Circa ~ 12,500 - 9,000 BP)**

The Paleoindian Period is characterized by small, highly mobile hunter-gatherer groups. These groups primarily hunted large, now-extinct Pleistocene megafauna and collected native plants. Projectile points from this period are highly diagnostic, generally large, and lanceolate in shape, and sometimes fluted, as in the case of Clovis and Folsom points (which are the two oldest point styles in the New World). The method of delivery for the projectile points was the atlatl which had been developed at least by the Upper Paleolithic Period in Europe (The World Atlatl Association 2018). Clovis and Folsom cultures are both present in Arizona and the Flagstaff region.

### **Archaic Period (Circa ~ 9,000 - 2,000 BP)**

The extinction of Pleistocene megafauna is one factor contributing to a marked shift in technological organization at the end of the Paleoindian Period launching the transition into the Archaic Period. The depletion of megafauna (either environmentally or culturally) led to decreased mobility, increased group size, and a heavier reliance on native plant foods and smaller game. In fact, this heavy reliance on plant foods led to the advent of agriculture at the end of the Archaic Period. A heavy reliance on plant foods also led to an increase in the use of (or advent of) ground stone (primarily in the form of manos and metates). Other technological innovations

include a reduction in the size of projectile points, and a wide variety of regional projectile point styles.

Another hallmark of the Archaic period is the advent of large roasting pits. These roasting pits were utilized to process plant materials such as Agave hearts but were likely also utilized for processing meats and even firing ceramics during the latter portion of the period. They are widespread, diverse in size and shape, and offer a wealth of radiocarbon, palynological and phytolith data.

Archaic Period sites in the Flagstaff area are sparse but present in sufficient numbers to suggest a permanent residency of the area.

### **Ceramic Period (Circa ~ 2,000 - 500 BP)**

The primary hallmark of the transition between Archaic and Ceramic periods is the near complete reliance upon agriculture and a sedentary lifeway. People are no longer mobile hunter-gatherers and rely solely on agriculture and local plants and wild game for subsistence. Large, permanent villages & pueblos, and other permanent structures appear during this transition and allow for craft specialization. Ceramics were present during the Archaic Period, however, as the name suggests, the Ceramic Period exhibits an explosion in ceramic technologies. Numerous ceramic types exhibiting diverse construction methods, materials, and firing technologies appear throughout the region and the southwest in general.

The region of north-central Arizona was the home to a prehistoric culture we now know as the Sinagua, named after the original Spanish name for the San Francisco Mountains, the 'Sierra Sin Agua'. The Sinagua culture is further divided into the Northern and Southern Sinagua, with the Northern Sinagua occupying the area around Flagstaff, and the Southern Sinagua occupying the Verde Valley. The project area is around Flagstaff and, therefore, the cultural history that concerns us is the Northern Sinagua.

The Sinagua's geographical location, in the center of the state, is a cultural junction of Arizona's larger and better known Prehistoric people (Anasazi, Hohokam, Mogollon and Patayan). This allows for cultural "borrowing" by the Sinagua from these other cultures, including pit house styles from the Mogollon and ceramic technique from the Anasazi and Hohokam. The Northern Sinagua's history lasted approximately 800 years and is subdivided into seven phases.

The Cinder Park Phase (AD ~ 600 - AD 825) marks the beginning of the Northern Sinagua's cultural heritage. During this initial phase, the population of the region was low with people living in small communities of five to ten houses. The Sinaguan pit houses are what archaeologists refer to as "true" pit houses, where the wall of the pit forms the walls of the house. Usually, four posts were set in the ground around the pit to support the roof (Reid and Whittlesley 1997). These pit houses were similar enough in structure to Mogollon pit houses to infer that the Northern Sinagua had some ties to the Mogollon of the mountains of eastern Arizona. Pottery from other areas of Arizona is also found with Sinagua sites, indicating close ties with other cultures.

The Sunset Phase (AD ~ 825 - AD 1000) and the Rio de Flag Phase (AD ~1000 - AD 1064) follow the Cinder Park Phase. The Sunset phase saw an increase in population, but little change in material culture. Settlements became larger and new areas of the land, mainly along washes, were farmed. They would build check dams to channel the water to their fields. Near these fields, the Sinagua built single-room farmhouses where they spent much of their time during harvest season. After the season was over, the farmers would take their harvest back to the village. In AD 1064

there was an abrupt change in the lifestyles of the Sinagua with the eruption of Sunset Crater Volcano. This eruption left an area of 15 square miles buried in ash with some debris landing as far away as Kansas (Reid and Whittlesley 1997). This terrifying event caused the dispersal of the people around Flagstaff to seek homes elsewhere. Subsequent eruptions in the years to follow prevented people from immediately resettling the area. Lack of rain during this period probably affected where the Sinagua were to settle, closer to established waterways like Rio de Flag, Schultz Creek, and Elden Spring.

When Sunset Crater stopped erupting and the drought ended, different peoples from around Arizona began settling in the area around Flagstaff. Specifically, the Hohokam from the southern deserts began to settle near Flagstaff. This marked the Winona and Padre phases (AD ~ 1070 - AD 1150). The evidence of a strong Hohokam presence is found in the style of pit houses, ceramics, and most importantly - ball courts, which were distinctly Hohokam. The Padre Phase incorporated Anasazi and native Sinagua characteristics as well as Hohokam. The Anasazi brought masonry work to use in the building of pit houses. The pit houses were no longer just pits dug in the ground with a roof but were lined with stonework. A ventilator was also built into the structure, allowing for air circulation. This was a Sinagua contribution. The roof was distinctly of Hohokam construction (Reid and Whittlesley 1997).

The Elden Phase (AD ~ 1150 - AD 1220) characterizes the height of the Sinagua culture. There was a large population boom resulting in the construction of some of the finer pueblos in Arizona. The largest and most spectacular of these can be seen near Flagstaff at Walnut Canyon and Wupatki National Monument. At these sites, as many as 300 rooms can be found under cliff overhangs, and more dwellings, farmhouses, and agricultural features can be found at the rim of the canyon. Many archaeologists attribute this expansion to the different cultures that came together following the Sunset Crater eruption. However, the great drought of the Colorado Plateau that lasted 50 years from 1250 to 1300 brought the prosperity of this period to an end (Reid and Whittlesley 1997).

The final phases of Sinagua culture include the Turkey Hill Phase (circa AD ~ 1220 - AD 1300), and the Clear Creek Phase (circa AD ~1300 - AD 1450). Population began to disperse, agriculture dwindled, and the use of the ball courts ceased. This decline is most likely due to environmental causes (primarily the drought), but perhaps also the silencing of Sunset Crater. During the Clear Creek Phase, the population continued dispersing from many small villages to a few large settlements like Chavez Pass Pueblo on Anderson Mesa (Reid and Whittlesley 1997). Following this period, the Northern Sinagua disappeared as a distinct culture based on the archaeological evidence.

### **Ethnohistoric/Historic Period (Circa ~ 500 - 50 BP)**

Various tribal groups occupied the Flagstaff area at the time of Anglo/European contact including the Yavapai, Navajo, Hopi, and Apachean groups. It is highly likely that other tribal groups such as the Hualapai, Havasupai, O'odham, and Colorado River tribes visited the area for trading or cultural purposes as well as minimal subsistence rounds. Some temporary habitation sites were established in the area by the Hualapai and Havasupai (Dosh and Dechambre 1991).

### **Contact Period**

The first known European contact with native tribes in the region was by the Spanish in 1583 when Antonio de Espejo led a party of Spaniards and Indian guides at least as far north as the Jerome area in the Black Hills north of Prescott (Anduze et al. 2003). Further organized and named Spanish expeditions followed, though it is doubtless that numerous unnamed expeditions

and explorative individuals encountered the native peoples both before and after Espejo. In fact, the majority of Spanish and native encounters, and subsequent exchange of cultural ideas, were probably on an individual basis and have been lost to time. Whatever the unknown details, the Prescott area was officially a part of Mexico until 1848.

Little is mentioned of Frances' influence on the southwest since Spain controlled the majority of the region. However, between 1583 and 1803 France controlled at least a third of New Mexico and most of Colorado. Given the veracity of French trappers in the western Rocky Mountains during this period it would be nearly inconceivable that no French ventured into this part of Arizona given the proximity to French territory in surrounding states. Written accounts are available of French trappers on the Salt River and its tributaries in the first quarter of the 19<sup>th</sup> century (Hill 1923), so it is likely to have occurred much earlier.

The Flagstaff area became widely visited by Anglo-Europeans from the United States by the 18<sup>th</sup> Century. Given that Europeans had been in the southwest since the 1500's it is again nearly inconceivable to think that no Americans made it to the area prior to any written accounts or known explorations. The Flagstaff area officially became a ward of the United States when Arizona was granted territorial status on February 24, 1863. Arizona became a state on February 14, 1912.

Prior to 1863, the Flagstaff area was part of New Mexico Territory as ceded by Mexico during the Treaty of Guadalupe Hidalgo ending the Mexican American War May 30, 1848. The area, though a territory, was governed by the United States Military until 1850. Various military expeditions passed through the region when it was a part of New Mexico, and fur trapping/exploration of the area was rampant.

Ranching and agriculture became a major component of the Flagstaff area during the last quarter of the 19<sup>th</sup> century and continues until today. Railroads reached the region fairly early and were followed by the United States Highway System and eventually the Interstate Highway System.

## **CULTURAL RESOURCES SURVEY METHODS**

An intensive pedestrian survey was conducted within the APE utilizing 15-meter transects in order to locate cultural resources exposed on the surface. A hand-held Garmin GPSMAP 67i receiver with submeter accuracy was utilized to record the positions of cultural resources and site and feature boundaries. On November 2 - 5, 2025 archaeologists Alan L. Bartholomew MA RPA GIS (Principal Investigator, Project/Field Director), Nathan Lefthand (Archaeologist/Tribal Monitor), and Ace Overman (Archaeological Technician) conducted the cultural resources pedestrian survey of the project area. During the nine field-person-days spent on this survey, six previously unrecorded archaeological sites, and 69 isolated occurrences (IOs) of cultural material were located.

The distinction between archaeological sites and Isolated Occurrences (IOs) is based on the general criteria outlined in the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" and the USFS Region Three site definitions.

According to the USDA Forest Service Region 3 Cultural Resource Handbook, an archaeological site is defined as "A location of purposeful prehistoric or historic human activity. An activity is considered to have been purposeful if it resulted in a deposit of cultural materials beyond the level of one or a few accidentally lost artifacts. Locations of human activity not classifiable as sites by this definition should be considered isolated finds.

A cultural resource qualifying as a site under this definition should exhibit at least one of the following:

- a. One or more features.
- b. One formal tool if associated with other cultural materials, or more than one formal tool.
- c. An occurrence of cultural material (such as pottery sherds, chipped stone, or historic items) that contains one of the following:
  1. Three or more types of artifacts or raw material.
  2. Two types of artifacts or material in a density of at least ten items per 100 square meters.
  3. A single type of artifact or material in a density of at least 25 items per 100 square meters.

These criteria may be modified, where appropriate, based on a professional cultural resource specialist's judgment. The boundary of a cultural resource site shall minimally include:

- a. All features, formal tools, and identifiable activity areas.
- b. All areas of artifactual debris exhibiting a density of ten or more cultural items per 100 square meters.” (Region Three Handbook)

An IO is either an isolated archaeological feature that does not have any other features within a 100-meter (325 - foot) radius, or a single artifact or a small group of artifacts (flakes, pot sherds, cans, etc.) that do not constitute a site as defined above.

Ground surface visibility was generally poor and inconsistent across the APE, generally in the 20 - 30% range. Approximately 25% of the APE exhibited 0% ground visibility.

All bottle identifications were made utilizing the BLM/SHA website at Sha.org. Historic trash scatters were evaluated using the SHPO historic context “Down in the Dumps” (Sullivan and Griffith 2021).

National Register of Historic Places (NRHP/ARHP) eligibility recommendations are based primarily on the four Criteria (A - D).

## **SURVEY RESULTS**

During the cultural resources survey of the APE, six previously unrecorded archaeological sites, and 69 IOs were recorded (Figures 33 - 39 in Appendix A, Tables 5, & 10 - 11). The sites consist of two Historic trash scatters which are recommended not eligible for FRHP/NRHP/ARHP listing, two Historic roads which are recommended not eligible for FRHP/NRHP/ARHP listing, a Historic tank and trash scatter which is recommended not eligible for FRHP/NRHP/ARHP listing, and a probable Prehistoric rockshelter and other associated features which is recommended eligible for FRHP/NRHP/ARHP listing. None of the IO's are recommended eligible for FRHP/NRHP/ARHP listing.

Table 5 provides basic site information concerning site description, broad temporal affiliation, fire sensitivity, and FRHP/NRHP/ARHP eligibility.

**Table 5**  
 Site summary table of results for the cultural resources  
 pedestrian survey for the Sanctuary Subdivision Project.

<b>Site Number / Name</b>	<b>Brief Description</b>	<b>Temporal Affiliation</b>	<b>Fire Sensitive</b>	<b>FRHP/NRHP/ARHP Status/ Criteria</b>
<b>Newly Recorded Sites (November 2025)</b>				
Sanctuary One 110525.01	Historic Trash Scatter	Middle - Late Historic	No	Not Eligible
Sanctuary Two 110525.02	Historic Trash Scatter	Middle - Late Historic	No	Not Eligible
Sanctuary Three / Sinclair Tank 110525.03	Historic Sinclair Tank & Trash Scatter	Middle - Late Historic	No	Not Eligible
Sanctuary Four / Sinclair Wash Overlook Site 110525.04	Prehistoric Rockshelter, dry-laid masonry features, hearth	Probably Prehistoric with Historic influence	No	Eligible - Criteria D
Sanctuary Five / USFS Road 532 110525.05	Historic USFS Road 532	Late Historic	No	Not Eligible
Sanctuary Six / South Woody Mountain Road / USFS Road 231 110525.06	Historic South Woody Mountain Road/USFS Road 231	Late Historic	No	Not Eligible

# **Newly Recorded Archaeological Sites (November 2025)**

**Archaeological Site:**  
**Sanctuary One**

**Field No: 110525.01**

**Land Jurisdiction:** Private

**Location:** See Appendix A, Figures 33 - 34 & 40

**USGS 7.5 - Minute Topographic Quadrangle:** Flagstaff West, Arizona

**Site Type:** Historic Trash Scatter

**Elevation:** ~ 7,040 Feet Above Mean Sea Level (AMSL)

**Maximum Dimensions:** Minimum ~ 38 Meters (125 Feet) NW - SE X 25 Meters (82 Feet)  
NE - SW, 950 Square Meters (10,250 Square Feet)

**FRHP/NRHP/ARHP Status:** Recommended Not Eligible

**Cultural Affiliation, Age, and Function:** Middle to Late Historic (circa 1930 - 1940 AD),  
Agriculture, Logging, Recreation, Travel

**Ground Visibility:** ~ 10 - 20%

Site Sanctuary One is a newly recorded site located in moderately dense timber on a gentle north-south trending slope (Figures 5 & 40, Table 6, Appendix A - B). The site consists of a low to moderate number and low diversity Historic trash scatter representing a single dumping episode. The site is small, tightly concentrated, and does not retain significant potential for buried subsurface cultural materials.



**Figure 5**

Site overview photo of Sanctuary One, view to the north.

## **Features**

No features were observed on the surface of the site.

## **Prehistoric Artifacts**

No Prehistoric artifacts were observed on the surface of the site.

## **Point-located Artifacts (PLs)**

No artifacts were point-located at the site.

### **Historic Artifacts**

Approximately 200 Historic artifacts were observed at the site, most of which are sanitary cans/can fragments and broken glass shards from a few bottles. A total of 146 artifacts were inventoried providing an approximate 73% inventory of the observed surface artifacts (Table 6, Appendix A). A total of four diagnostic bottle bases are present which place the site in the AD 1930 - 1950 range. Based on a single light green bottle base manufactured between 1926 and 1931, the assemblage likely dates to the earlier part of the range (circa 1930 - 1940 AD).

There are two bottle bases present at the site which were manufactured by the Owens-Illinois Glass Company. The first is a small, complete medicine bottle with a metal crew cap which was manufactured at the Gas City, Indiana plant between 1929 and 1982. Based on the date code of "0" to the right of the maker's mark, this bottle was manufactured in 1930, 1940, 1950, 1960, 1970, or 1980. Based on the remainder of the assemblage it was most likely 1930, 1940, or 1950.

The second bottle manufactured by the Owen's-Illinois Glass Company is a clear glass base fragment manufactured in Alton, Illinois between 1929 and 1983. This bottle also has a date code of "0" suggesting it was manufactured in 1930, 1940, 1950, 1960, 1970, or 1980. Similarly, based on the remainder of the assemblage it was most likely manufactured in 1930, 1940, or 1950.

A light green glass bottle base fragment exhibits an "S" in a star maker's mark which was manufactured by the Southern Glass Company between 1926 and 1931. This bottle was probably manufactured in Vernon, California.

The final diagnostic clear glass bottle base contains an "N" in a square maker's mark which was manufactured by the Obear-Nester Glass Company between 1915 and 1978. Based on the rest of the assemblage it was most likely manufactured between 1930 and 1950 AD. The bottle also contains a fragment of text along the lower side panel which reads "LAMBERT" over "...ARMACAL COMPANY". The Lambert Pharmacal Company was founded in 1881 and primarily sold Listerine antiseptic mouthwash during its early years, which is probably what this bottle contained.

A small metal tube embossed "The J.B. Williams Co." in an arc over "PAT U.S.A" over "10-17-11" over "3-14-16" over "2-26-28" over "Gastonbury, Conn. U.S.A." in an arc the opposite direction was observed at the site. The 'JB Williams Company' was an American manufacturer of men's toiletries between approximately 1847 and 1957 AD. The company primarily manufactured shaving creams, talcum powder, and other toilet soaps with brand names such as "Aqua Velva", "Lectric Shave", and "Williams Genuine Yankee Soap". This artifact dates well with the rest of the assemblage in the 1930 - 1940 AD date range.

This trash is probably associated with agricultural use of the region (cattle or sheep ranching), timber harvesting, or perhaps may be associated with later aspects of Fort Tuthill which is located approximately one mile to the south.

**Table 6**  
Historic artifact sample at Sanctuary One (110525.01).

<b>Cans, Can Lids, etc.</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Tobacco Tin	Three-pin	Crushed	15
Vent Hole Sanitary Can	Condensed milk, double punch opened	Crushed	6
Sanitary Can Lid	Rotary opened, probably coffee	6" diameter	1
Screw Top Can	Rectangular, screw cap, embossed "HEXENE" on cap	Crushed	1
Sanitary Can Lid	Key-wind	NA	1
Sanitary Cans	Rotary opened	Crushed	25
<b>Total</b>			<b>49</b>

<b>Bottles, Glass, etc.</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Bottle	Clear glass	NA	50
Window	Clear plate glass	NA	20
Bottle	Complete clear glass, small medicine bottle, metal screw cap lid, Owens-Illinois Glass Co. maker's mark with "12" to left and "0" to right, "Illinois" embossed in arc across top, graduated measurement bars on side "CC" and probably ml	~ 3 X 1 ¼ X 3/4"	1
Bottle	Clear base and side panel fragment, base embossed with "N" in a square maker's mark over "17", side panel embossed "LAMBERT" over "...ARMACAL COMPANY..."	1 3/8" diameter	1
Bottle	Light green bottle base fragment embossed with an "S" in a star maker's mark	2 ¾" diameter	1
Bottle	Clear glass bottle base with an Owens Illinois Glass Co. maker's mark with a "7" to the left and a "0" to the right, all over "4"	1 5/8" diameter	1
Bottle	Milk bottle neck, finish, and base with no maker's marks	NA	2
Glass/Jar	Clear glass jelly jar base, doubles as drinking glass	NA	1
<b>Total</b>			<b>77</b>

<b>Ceramics</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Plate	White Porcelain	NA	5
Plate	Yellowish/white China	NA	10
<b>Total</b>			<b>15</b>

<b>Other Artifacts</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Boot Fragments	One black leather heel with nails, one red rubber	NA	2
Mechanism	Appears to be the internal workings of a wind-up type clock, internal gears and silver stainless steel casing	NA	1
Button	Abalone shell button	NA	1
Small Tube	Small, metal external friction lid type tube, end cap embossed "The J.B. Williams Co." in an arc over "PAT U.S.A." over "10-17-11" over "3-14-16" over "2-26-18" over "Gastonbury, Conn. U.S.A." in an opposite arc across the bottom	Crushed	1
<b>Total</b>			<b>5</b>
<b>Grand Total</b>			<b>146</b>

## **Condition**

The site is generally in good condition and retains all integrities. The site has probably experienced significant unauthorized surface collection given its proximity to Flagstaff though no looter pits or piles were located. The site has been heavily impacted by logging activities, and all of the artifacts have been crushed. There is minimal disturbance by recreation, cattle/animal trampling, and sheetwash erosion.

## **FRHP/NRHP/ARHP Eligibility**

Site Sanctuary One is recommended not eligible for listing on the FRHP/NRHP/ARHP under any criteria. The site is not eligible under Criteria A, B, C, or D because it is not associated with an important event or person, is not the work of a master, does not convey important or distinctive characteristics of a period, and/or does not retain significant information potential. Furthermore, the site is a common type for the area, has been thoroughly recorded, and has no potential for subsurface cultural materials.

## **Management Recommendations**

Site Sanctuary One is a Historic site recommended not eligible for listing on the FRHP/NRHP/ARHP. No further management is recommended for this site.

**Archaeological Site:  
Sanctuary Two**

**Field No: 110525.02**

**Land Jurisdiction:** Private

**Location:** See Appendix A, Figures 33 - 34 & 41

**USGS 7.5- Minute Topographic Quadrangle:** Flagstaff West, Arizona

**Site Type:** Historic Trash Scatter

**Elevation:** ~ 6,960 Feet Above Mean Sea Level (AMSL)

**Maximum Dimensions:** Minimum ~ 48 Meters (158 Feet) E - W X 28 Meters (92 Feet)  
N - S, 1,344 Square Meters (14,536 Square Feet)

**FRHP/NRHP/ARHP Status:** Recommended Not Eligible

**Cultural Affiliation, Age, and Function:** Middle to Late Historic (circa 1940 - 1960 AD),  
Recreation, Logging, Agriculture, Travel

**Ground Visibility:** ~ 20 - 30%

Site Sanctuary Two is a newly recorded site located in moderately dense timber on a gentle north-south trending slope directly north of Sinclair Wash (Figures 6 & 41, Table 7). The site consists of a low to moderate number and low diversity Historic trash scatter representing a single dumping episode. The site is small, tightly concentrated, and does not retain significant potential for buried subsurface cultural materials.



**Figure 6**

Site overview photo of Sanctuary Two, view to the south towards Sinclair Wash.

**Features**

No features were observed on the surface of the site.

**Prehistoric Artifacts**

No Prehistoric artifacts were observed on the surface of the site.

## Point-located Artifacts (PLs)

No artifacts were point-located at the site.

## Historic Artifacts/Artifact Concentrations

Approximately 200 Historic artifacts were observed at the site, most of which are sanitary cans and can fragments and broken glass shards from a few bottles. A total of 168 artifacts were inventoried at the site providing an approximate 84% sample of the observed surface artifacts (Table 7, Appendix A). There are no definitive diagnostic artifacts at the site, however, the assemblage as a whole suggests a date between approximately 1940 and 1960 AD.

Diagnostic artifacts at this site include a “Prem” meat tin lid. The Prem Company still exists, was formed in 1939 by Swift & Company, and produces potted meat similar to ‘Spam’.

A clear glass bottle base at the site exhibits stippling, which was introduced by the Owens-Illinois Glass Company in approximately 1940. Several aluminum pie plates are present at the site, which came into common use around World War II.

This trash is probably associated with agricultural use of the region (cattle or sheep ranching), timber harvesting, or perhaps may be associated with later aspects of Fort Tuthill which is located approximately one mile to the south.

**Table 7**  
Historic artifact sample at Sanctuary Two (110525.02).

<b>Cans, Can Lids, etc.</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Vent Hole Sanitary Can	Condensed milk, double knife-slit opened	3 15/16 X 2 15/16	12
Paint Can	Internal friction lid type, no bail	7 ¼ X 6 ¼	1
Sanitary Can	Rotary opened	4 ½ X 4	3
Sanitary Can	Rotary opened	4 ¼ X 3 3/8	6
Sanitary Can	Rotary opened	4 X 2 1/8	2
Meat Tin Lid	Key-wind type, painted red with white “PREM” over “Premium Brand Meat” in cursive	3 ¼ X 2 ½	1
Juice Can	“Mutual Citrus Products” frozen juice can, blue and white paint	2 X 5 1/8	1
Sanitary Can	Rotary opened	Various crushed	30
Sanitary Can	Rotary opened	3 1/8 X 4 ¾	1
Coffee Can	Ribbed, rotary opened	Crushed	1
<b>Total</b>			<b>58</b>

<b>Bottles, Glass, etc.</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Bottle	Clear glass	NA	50
Bottle	Green glass	NA	20
Bottle	Amber glass	NA	20
Jar	Milk glass, six sided, screw cap, probably Mentholatum or similar, 2/3 complete, fragments	NA	5
Bowl/Other	Milk glass, large rim fragment, possibly from a vase?	NA	1
Bottle	Amber glass, neck and finish fragment with silver screw cap	NA	1
Bottle	Clear glass base with stippling, embossed “1 B” in center over “9102 C”	3 1/8” diameter	1

<b>Total</b>	<b>98</b>
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<b>Other Artifacts</b>			
<b>Type</b>	<b>Description</b>	<b>Dimensions (in.)</b>	<b>Count</b>
Rubber Hose	Three sections, black	½" diameter	3
Screen	Metal hardware mesh, fine	NA	1
Metal Bar	Various metal bars	NA	4
Pie plates	Aluminum	NA	2
Shock	Automobile shock absorber	NA	1
Metal Cap	Small metal cap with three holes	1 ¾ X 1	1
<b>Total</b>			<b>12</b>
<b>Grand Total</b>			<b>168</b>

### **Condition**

The site is generally in good condition and retains all integrities. The site has probably experienced significant unauthorized surface collection given its proximity to Flagstaff though no looter pits or piles were located. There is minimal disturbance by logging, recreation, cattle/animal trampling, and sheetwash erosion.

### **FRHP/NRHP/ARHP Eligibility**

Site Sanctuary Two is recommended not eligible for listing on the FRHP/NRHP/ARHP under any criteria. The site is not eligible under Criteria A, B, C, or D because it is not associated with an important event or person, is not the work of a master, does not convey important or distinctive characteristics of a period, and/or does not retain significant information potential. Furthermore, the site is a common type for the area, has been thoroughly recorded, and has no potential for subsurface cultural materials.

### **Management Recommendations**

Site Sanctuary Two is a Historic site recommended not eligible for listing on the FRHP/NRHP/ARHP. No further management is recommended for this site.

**Archaeological Site:**  
**Sanctuary Three**  
**Site Name: “Sinclair Tank”**

**Field No: 110525.03**

**Land Jurisdiction:** Private

**Location:** See Appendix A, Figures 33 - 34 & 42

**USGS 7.5- Minute Topographic Quadrangle:** Flagstaff West, Arizona

**Site Type:** Historic Tank and Associated Trash, Prehistoric Isolates

**Elevation:** ~ 6,940 Feet Above Mean Sea Level (AMSL)

**Maximum Dimensions:** Minimum ~ 145 Meters (177 Feet) E - W X 101 Meters (128 Feet)  
N - S, 14,645 Square Meters (22,656 Square Feet)

**FRHP/NRHP/ARHP Status:** Recommended Not Eligible

**Cultural Affiliation, Age, and Function:** Middle to Late Historic (circa 1920 - 1960 AD),  
Recreation, Agriculture

**Ground Visibility:** ~ 20 - 30%

Site Sanctuary Three is a newly recorded site located in moderately dense timber in the bottom of Sinclair Wash (Figures 7 - 8 & 42, Table 8). The site consists of the Historic ‘Sinclair Tank’ and an associated low to moderate number and low diversity Historic trash scatter, and two Prehistoric isolates. The site is small, tightly concentrated, and does not retain significant potential for buried subsurface cultural materials. The site is known as Sinclair Tank, and first appears on the 1965 Flagstaff West, ARIZ. (1:24k) 7.5’ USGS topographic map, suggesting it was created at some point prior to 1965.



**Figure 7**

Site overview photo of Sanctuary Three, view to the east across Feature One (F1).

## **Features**

A total of two features were observed on the surface of the site (F1 - F2, Figures 7 - 8, Table 8). Feature One (F1) consists of the actual Sinclair Tank and the berm which retains the water. This feature is approximately 20 feet deep with a 10 - 15 foot berm, is intact, and appears to have not

been cleaned or upgraded for at least several decades. Feature Two (F2) consists of a buried car which has been used as target practice and is probably a remnant water control device from prior to construction of the tank (similar to IO68). The car is turquoise in color and appears to be from the 1940's to 1950's based on body style.

**Table 8**  
Features observed at Site Sanctuary Three.

Feature No.	Description	Dimensions
F1	Sinclair Tank, ~ 20 feet deep, mounded berm along east end which is 10 - 15 feet high, spillway into Sinclair Wash on northwestern end, associated glass and sanitary cans (Figure 7)	~ 260 X 140 ft
F2	Buried car, turquoise color, used for target practice, probably from 1940's-1950's, associated glass, rubber, metal fragments, car parts (Figure8)	~ 15 X 15 ft



**Figure 8**  
Buried car/Feature Two (F2) at Sanctuary Three, view to the north.

**Prehistoric Artifacts**  
**Isolate Lithics**

A white/tan chert secondary flake and an obsidian tertiary flake were observed on the surface of the site along the terrace above Sinclair Wash, just east of the berm forming the tank. These flakes should be considered Prehistoric isolates within a Historic site as opposed to a separate component. It is unlikely that there are intact, buried subsurface Prehistoric cultural materials in this vicinity as it is a high energy fluvial environment during precipitation events.

**Point-located Artifacts (PLs)**

No artifacts were point-located at the site.

**Historic Artifacts**

Approximately 130 Historic artifacts were observed at the site, most of which are broken glass shards from a few bottles. Observed artifacts include approximately 50 clear glass shards and 50 amber glass shards, all of which are located on the edge of the northern berm of the tank and appear to have been bottles utilized as target practice. None of the glass is diagnostic. Approximately 30 crushed sanitary cans, can fragments, and various metal fragments are also spread across the site area.

### **Condition**

The site is generally in good condition and retains all integrities. The site has probably experienced significant unauthorized surface collection given its proximity to Flagstaff though no looter pits or piles were located. There is minimal disturbance by logging, recreation, cattle/animal trampling, and sheetwash erosion.

### **FRHP/NRHP/ARHP Eligibility**

Site Sanctuary Three/Sinclair Tank is recommended not eligible for listing on the FRHP/NRHP/ARHP under any criteria. The site is not eligible under Criteria A, B, C, or D because it is not associated with an important event or person, is not the work of a master, does not convey important or distinctive characteristics of a period, and/or does not retain significant information potential. Furthermore, the site is a common type for the area, has been thoroughly recorded, and has no potential for subsurface cultural materials.

### **Management Recommendations**

Site Sanctuary Three (Sinclair Tank) is a Historic site recommended not eligible for listing on the FRHP/NRHP/ARHP. No further management is recommended for this site.

**Archaeological Site:**  
**Sanctuary Four**  
**Site Name: "Sinclair Wash Overlook Site"**

**Field No: 110525.04**

**Land Jurisdiction:** Private

**Location:** See Appendix A, Figures 33 - 34 & 43

**USGS 7.5- Minute Topographic Quadrangle:** Flagstaff West, Arizona

**Site Type:** Features - Probably Prehistoric and/or Historic

**Elevation:** ~ 6,990 - 7,040 Feet Above Mean Sea Level (AMSL)

**Maximum Dimensions:** Minimum ~ 82 Meters (269 Feet) NE - SW X 60 Meters (197 Feet)  
NW - SE, 4,920 Square Meters (52,993 Square Feet)

**FRHP/NRHP/ARHP Status:** Recommended Eligible, Criteria D

**Cultural Affiliation, Age, and Function:** Unknown Prehistoric, Probably Sinagua and/or Others  
(~ AD 300 - 1,400), Habitation, Storage; Unknown Historic, Middle-Late Historic (AD  
1880 - 1920)

**Ground Visibility:** ~ 0 - 10%

Site Sanctuary Four / The Sinclair Wash Overlook Site is a newly recorded site located in moderately dense timber along a rocky outcrop directly above, and overlooking, the south bank of Sinclair Wash (Figures 9 - 16 & 43, Table 9). The site consists of a probable Prehistoric rockshelter with dry-laid masonry walls (F1), a probable Prehistoric rock enclosure (F2), and a small Prehistoric or Historic hearth feature (F3). No artifacts were observed on the surface of the site, likely due to the near 0% ground visibility from leaf litter and duff cover. There is a good possibility that obscured and/or buried artifacts are present, particularly in the rockshelter area and continuing north to Sinclair Wash along the slope at the base of the cliff/outcrops.



**Figure 9**

Site overview photo of Sanctuary Four, view to the east at top of outcrop.

## **Features**

A total of three features were observed on the surface of the site (F1 - F3, Figures 9 - 16, Table 9). Feature One (F1, Figures 10 - 12, Table 9) is a rockshelter formed by a massive boulder falling or sliding over the top of bedrock/boulders forming an enclosed space on the north and south, with the east and west ends open. The western side of the rockshelter exhibits a dry-laid

masonry wall which is mostly collapsed and mounded and probably served to close off the western portion of the rockshelter from the elements. The eastern side is open, though there is some evidence of a linear alignment suggesting this may have also had a dry-laid masonry wall at one point. The feature is intact/not looted and will likely yield subsurface cultural materials and/or samples. The feature is probably Prehistoric in origin, though may have been modified during the Historic period.

Feature Two (F2, Figure 13, Table 9) is a series of four, dry-laid masonry walls which enclose a small area on the top of the cliffs above the rockshelter (F1). These walls are low, partially collapsed, enclose an area approximately four by two meters, and the feature appears to have an entrance or door on the uphill side to the south. This is almost certainly a hunting blind and would have been ideal for ambushing game travelling along Sinclair Wash, below and directly adjacent, to the north. Similar to F1, this feature is probably Prehistoric in origin, though it also may have been modified during the Historic period.

Feature Three (F3, Figures 14 - 15, Table 9) is a small hearth feature consisting of approximately ten size-sorted stones, measuring approximately 50 centimeters in diameter. The feature is located in a low swale adjacent to F2, (above F1) and is probably associated with the other features suggesting a probable Prehistoric origin. The feature is intact and will likely yield radiocarbon and/or other samples (i.e. pollen/phytolith).

There are several other small caves and overhangs (see example Figure 16) in the vicinity of the rockshelter (F1) and extending along the base of the cliffs which exhibit no features or artifacts but were almost certainly utilized. These features exhibit 0% surface visibility and would require subsurface testing in order to determine if they were utilized in the Prehistoric period.

**Table 9**  
Features observed at Sanctuary Four.

Feature No.	Description	Dimensions
F1	Rockshelter formed by a massive boulder falling or sliding over the top of bedrock/boulders forming an enclosed space on the north and south, with the east and west ends open. The western side of the rockshelter exhibits a dry-laid masonry wall which is mostly collapsed and mounded and probably served to close off the western portion of the rockshelter from the elements. The eastern side is open, though there is some evidence of a linear alignment suggesting this may have also had a wall at one point. The feature is intact/not looted and will likely yield subsurface cultural materials and/or samples. The feature is probably Prehistoric in origin, though may have been modified during the Historic period. (Figures 10 - 12)	~ 5 X 5 m
F2	Series of four dry-laid masonry walls which enclose a small area on the top of the cliffs above the rockshelter (F1). These walls are low, partially collapsed, enclose an area approximately four by two meters, and appears to have a door on the uphill side to the south. This is almost certainly a hunting blind and would have been ideal for ambushing game travelling along Sinclair Wash directly adjacent to the north. Similar to F1, this feature is probably Prehistoric in origin, though may have been modified during the Historic period. (Figure 13)	~ 4 X 2 m
F3	Small hearth feature consisting of approximately ten size-sorted stones measuring approximately 50 centimeters in diameter. The feature is located in a low swale adjacent to F2, (above F1) and is probably associated suggesting a probable Prehistoric origin. The feature is intact and will likely yield radiocarbon or other samples. (Figures 14 - 15)	~ 50 cm



**Figure 10**  
Feature One (F1) at Sanctuary Four, view west.



**Figure 11**  
Closer view of F1 at Sanctuary Four, view west (collapsed wall in rear).



**Figure 12**  
Feature One (F1) dry-laid masonry wall at Sanctuary Four, view east.



**Figure 13**  
Feature Two (F2) at Sanctuary Four, view southwest.



**Figure 14**  
Overview of Feature Three (F3) at Sanctuary Four,  
view north towards Sinclair Wash (scale is 15 cm).



**Figure 15**  
Closer view of F3 at Sanctuary Four, view oblique north (scale is 15 cm).



**Figure 16**

Example of possibly utilized overhang adjacent to F1 at Sanctuary Four, view north (observe possible linear alignment along overhang dripline).

### **Prehistoric Artifacts**

No Prehistoric artifacts were observed on the surface of the site.

### **Point-located Artifacts (PLs)**

No artifacts were point-located at the site.

### **Historic Artifacts**

No Historic artifacts were observed on the surface of the site.

### **Condition**

The site is generally in good condition and retains all integrities. The site has probably experienced significant unauthorized surface collection given its proximity to Flagstaff though no looter pits or piles were located. There is minimal disturbance by logging, recreation, cattle/animal trampling, and sheetwash erosion.

### **FRHP/NRHP/ARHP Eligibility**

Site Sanctuary Four / The Sinclair Wash Overlook Site is recommended eligible for listing on the FRHP/NRHP/ARHP under Criteria D for information potential. The features at the site are intact and will likely yield subsurface cultural materials and radiocarbon or other samples. Furthermore, the ground visibility at the site is essentially zero, and the site retains significant potential for buried subsurface cultural materials and/or samples as a whole since the slope below the rockshelter (F1) and the banks above Sinclair Wash are located in an aggrading depositional environment due to sheetwash erosion and overbank deposition. This suggests the site may have the potential to provide significant information concerning lithic, ceramic, and groundstone

technology, as well as land use and settlement systems. The site is not eligible under Criteria A, B, or C because it is not associated with an important event or person, is not the work of a master, and/or does not convey important or distinctive characteristics of a period.

### **Management Recommendations**

Site Sanctuary Four / The Sinclair Wash Overlook Site is a probable Prehistoric site recommended eligible for listing on the FRHP/NRHP/ARHP. The site is located in an area which will likely remain undisturbed during construction due to its extremely rocky nature. However, the site should be avoided during construction, especially F2 and F3 which are on top of the outcrop and are much more vulnerable to construction activities.

**Archaeological Site:**  
**Sanctuary Five**  
**Site Name: "USFS Road 532"**

**Field No: 110525.05**

**Land Jurisdiction:** Private

**Location:** See Appendix A, Figures 33 - 34 & 44

**USGS 7.5- Minute Topographic Quadrangle:** Flagstaff West, Arizona

**Site Type:** Historic USFS Road 532

**Elevation:** ~ 7,000 - 7,040 Feet Above Mean Sea Level (AMSL)

**Maximum Dimensions:** Minimum ~ 30 feet wide

**FRHP/NRHP/ARHP Status:** Segment Within PA Recommended Not Eligible

**Cultural Affiliation, Age, and Function:** Euro-American, Historic Middle - Late Historic (AD 1920 - 1950)

**Ground Visibility:** ~ 0 - 10%

Site Sanctuary Five is the segment of USFS Road 532 located within the current PA (Figures 17 & 44). This road first appears on the 1962 Flagstaff West, ARIZ. (1:24k) USGS 7.5' topographic map, though it certainly existed prior to this. There is a road segment depicted on the 1954 Flagstaff, AZ. 1:250k map which may be this road, though the scale is too large to be certain. In either case, the road has been maintained, upgraded, and significantly altered from its original form.



**Figure 17**

Site overview photo of Sanctuary Five, view to the east.

### **Features**

No features other than the road itself were observed.

### **Prehistoric Artifacts**

No Prehistoric artifacts were observed on the surface of the site.

**Point-located Artifacts (PLs)**

No artifacts were point-located at the site.

**Historic Artifacts**

No Historic artifacts were observed on the surface of the site.

**Condition**

The road is not in its original condition and has been maintained, upgraded, and significantly altered from its original form.

**FRHP/NRHP/ARHP Eligibility**

The segment of Site Sanctuary Five / USFS Road 532 within the current PA is recommended not eligible for listing on the FRHP/NRHP/ARHP under any criteria. The site is not eligible under Criteria A, B, C, or D because it is not associated with an important event or person, is not the work of a master, does not convey important or distinctive characteristics of a period, and/or does not retain significant information potential. Furthermore, the site is a common type for the area, has been thoroughly recorded, and has no potential for subsurface cultural materials.

**Management Recommendations**

Site Sanctuary Five is the Historic USFS Road 532 segment within the current PA and is recommended not eligible for listing on the FRHP/NRHP/ARHP. No further management is recommended for this site.

**Archaeological Site:**

**Sanctuary Six**

**Field No: 110525.06**

**Site Name: “South Woody Mountain Road / USFS Road 231”**

**Land Jurisdiction:** Private

**Location:** See Appendix A, Figures 33 - 34 & 45

**USGS 7.5- Minute Topographic Quadrangle:** Flagstaff West, Arizona

**Site Type:** Historic South Woody Mountain Road / USFS Road 231

**Elevation:** ~ 7,040 Feet Above Mean Sea Level (AMSL)

**Maximum Dimensions:** Minimum ~ 30 feet wide

**FRHP/NRHP/ARHP Status:** Segment Within PA Recommended Not Eligible

**Cultural Affiliation, Age, and Function:** Euro-American, Historic Middle-Late Historic (AD 1920 - 1950)

**Ground Visibility:** ~ 0 - 10%

Site Sanctuary Six is the segment of the Historic South Woody Mountain Road / USFS Road 231 located within the current PA (Figures 18 & 45). This road first appears on the 1908 Flagstaff, ARIZ. (1:125k) USGS topographic map, though it certainly existed prior to this. The road has been maintained, upgraded, and significantly altered from its original form.



**Figure 18**

Site overview photo of Sanctuary Six, view to the north.

**Features**

No features other than the road itself were observed.

**Prehistoric Artifacts**

No Prehistoric artifacts were observed on the surface of the site.

**Point-located Artifacts (PLs)**

No artifacts were point-located at the site.

**Historic Artifacts**

No Historic artifacts were observed on the surface of the site.

**Condition**

The road is not in its original condition and has been maintained, upgraded, and significantly altered from its original form.

**FRHP/NRHP/ARHP Eligibility**

The segment of Site Sanctuary Six / South Woody Mountain Road / USFS Road 231 within the current PA is recommended not eligible for listing on the FRHP/NRHP/ARHP under any criteria. The site is not eligible under Criteria A, B, C, or D because it is not associated with an important event or person, is not the work of a master, does not convey important or distinctive characteristics of a period, and/or does not retain significant information potential. Furthermore, the site is a common type for the area, has been thoroughly recorded, and has no potential for subsurface cultural materials.

**Management Recommendations**

Site Sanctuary Six is the Historic South Woody Mountain Road / USFS Road 231 segment within the current PA and is recommended not eligible for listing on the FRHP/NRHP/ARHP. No management is recommended for this site.

## Isolated Occurrences (IOs)

A total of 69 IOs were recorded during the pedestrian survey (IO1 - IO69, Figures 35 - 39, Table 10, Appendix A). The vast majority of the IOs are Historic/modern ‘party’ hearths with associated trash, or historic trash in general.

Two of the IOs are features which may be Prehistoric (IO20 & IO39). IO20 (Figures 23 - 24) is a small, enclosed area on a bedrock outcrop located on a small knoll and consists of low, dry-laid masonry walls up to three courses in height. This is probably a hunting blind and is possibly Prehistoric in origin. The rocks exhibit good lichen connectivity and do not appear to have been disturbed for many decades.

IO39 (Figures 26 - 27) is a rock pile/low linear dry-laid masonry wall on a bedrock outcrop. This feature is likely Prehistoric or early Historic origin and exhibits good lichen connectivity and does not appear to have been disturbed for many decades. This rock pile is most likely a Prehistoric agricultural feature.

The only Prehistoric IO located during the project is IO59 (Figure 28) which is a complete, mahogany obsidian biface measuring approximately 2.8 X 2 X 0.5 cm. The biface is mostly unifacial, exhibits heavy curation and use wear along both lateral margins, and was located overlooking Sinclair Wash to the south, directly across the wash from Site Sanctuary Four / The Sinclair Wash Overlook Site.

None of the IOs are recommended eligible for listing on the FRHP/NRHP/ARHP, and UTM’s can be located in Appendix A. IO’s are not eligible under Criteria D because they do not generally contain enough information to be important to the Prehistoric or Historic past of a region. They are not eligible under Criteria A, B, or C because they are not associated with an important event or person, are not the work of a master, and/or do not convey important or distinctive characteristics of a period.

**Table 10**

IOs observed during the pedestrian survey for the Sanctuary Subdivision Project.

IO No.	Description	Dimensions
1	Sheet metal fragment	~ 2.5 X 2.5’
2	Linear rock alignment (probably Historic), two courses wide (Figure 19)	~ 12 X 1’
3	Top of an automobile, various Historic trash	~ 10 X 20’
4	Four aluminum strips, probably from an automobile	NA
5	Road cut, Historic of unknown age (Figure 20)	NA
6	Sheet metal fragment	~ 2 X 2’
7	Metal pipe fragment	NA
8	Two sanitary can fragments	NA
9	Rolled up bed spring	NA
10	Crushed rectangular kerosene/fuel can, heavily soldered seams, late 19 <sup>th</sup> to early 20 <sup>th</sup> Centuries	NA
11	Bi-metal beverage can	NA
12	NW corner survey pin, 1968, T21N R6/7E, S25, 30, 36, 31; small cairn and sign markers (Figure 21)	NA
13	Historic/modern hearth, charcoal, wood (Figure 22 hearth example)	3.5’ diameter
14	Historic/modern hearth, charcoal, wood	3’ diameter
15	Historic/modern hearth, charcoal, wood, cinder blocks, aluminum cans, glass	4’ diameter
16	Historic/modern hearth, charcoal, wood	2’ diameter
17	Historic/modern hearth, charcoal, wood, aluminum cans, clear glass	5’ diameter
18	Historic/modern hearth, charcoal, wood	4’ diameter

19	Three spray paint cans (or similar)	NA
20	Small, enclosed area on bedrock outcrop, probably a hunting blind located on small knoll, possibly Prehistoric, low walls up to three courses remaining (Figures 23 - 24)	~ 4 X 4 meters
21	Historic/modern hearth, charcoal, wood	3' diameter
22	Metal fragment, probable automobile part	NA
23	Crushed internal friction lid can, heavily soldered seams, late 19 <sup>th</sup> to early 20 <sup>th</sup> Centuries	NA
24	Linear rock alignment formed by bulldozer push	~ 15 X 5'
25	Modern feature- rectangular rock alignment/possible tent platform, associated Historic/modern hearth with charcoal, wood, glass, aluminum cans (Figure 25)	~ 15 X 15'
26	Large, crushed square can with heavily soldered seams, late 19 <sup>th</sup> to early 20 <sup>th</sup> Centuries	NA
27	Historic/modern hearth, charcoal, glass	4' diameter
28	Bed spring	NA
29	Crushed sanitary can	NA
30	Historic/modern hearth, charcoal, wood, glass, aluminum cans	3' diameter
31	Historic/modern hearth, charcoal, wood, glass, aluminum cans	3' diameter
32	Historic/modern hearth, charcoal, wood, glass, aluminum cans	3' diameter
33	Five rock piles, individual dump loads from a truck- Historic/modern	~ 25 X 25'
34	Ceramic sewer pipe, cinder blocks, metal and glass fragments, probably 1940's - 1970's AD	~ 30 X 30'
35	Historic/modern hearth	3' diameter
36	Crushed ribbed coffee can, five bi-metal beverage cans, sheet metal fragments, clear and amber glass shards 1960's - 1970's AD	~ 20 X 20'
37	Sheet metal	NA
38	Historic/modern hearth	3' diameter
39	Rock pile/low linear wall on bedrock outcrop, Prehistoric or early Historic with good lichen connectivity (Figures 26 - 27)	~ 1 meter diameter
40	Two propane canisters, three crushed rotary opened sanitary cans, 1950's - 1970's AD	~ 10 X 10'
41	Spike bucket or tar bucket type metal lid	NA
42	Historic/modern hearth	3' diameter
43	Car fender with bullet holes from target practice	~ 8 X 3'
44	Historic/modern hearth, charcoal, wood, five white China cup fragments	5' diameter
45	Historic/modern hearth, charcoal, wood, glass, aluminum cans, cinder blocks	5' diameter
46	Modern/Historic rock pile, probably a single dump from property cleanup	~ 3' diameter
47	Key-wind meat tin base, three rotary opened sanitary cans	~ 15' diameter
48	Vent Hole condensed milk sanitary can, crushed, heavy solder, late 19 <sup>th</sup> to early 20 <sup>th</sup> Centuries	NA
49	~ 30 clear glass jar fragments	NA
50	Historic/modern hearth, charcoal	3' diameter
51	Historic/modern hearth, charcoal	4' diameter
52	Historic/modern hearth, charcoal	4' diameter
53	Historic/modern hearth, charcoal	4' diameter
54	Historic/modern hearth, charcoal, wood, glass, aluminum cans	6' diameter
55	Historic/modern hearth, charcoal	3' diameter
56	Historic/modern hearth, charcoal	3' diameter
57	Small Historic/modern linear rock alignment, probably a bulldozer push, partially buried sanitary can in feature	~ 8 X 3'
58	Historic/modern hearth, charcoal	4' diameter
59	Complete, mahogany obsidian biface, heavily curated, mostly unifacial with cutting use wear along both lateral margins (Figure 28)	2.8 X 2 X 0.5 cm
60	Historic/modern hearth, charcoal, wood, glass, aluminum cans	4' diameter

61	Three red brick fragments, crushed ribbed coffee can	~ 10' diameter
62	Shallow bedrock pit with associated FCR and a white crockery fragment	~ 4 x 4'
63	Historic hearth, very old - probably pre-1950, small, heavy lichen cover and embedded in ground (Figure 29)	3' diameter
64	Historic/modern hearth, charcoal, wood, glass, aluminum cans	4' diameter
65	Huge modern/Historic hearth with charcoal, wood, glass, aluminum cans	~ 15 X 10'
66	Vent Hole condensed milk sanitary can, crushed, double knife-slit opened, Middle 20 <sup>th</sup> Century (circa 1920 - 1950 AD)	NA
67	Two fragments green depression era glass	NA
68	Buried car on edge of wash, probably for flood/erosion control, probably 1940's - 1950's automobile, associated rubber, plate glass, metal fragments, rubber, etc., used of target practice (Figure 30)	~ 30 x 30'
69	Historic/modern hearth, charcoal, clear glass	4' diameter



**Figure 19**

Historic/modern linear rock alignment (IO2) view to the northeast.



**Figure 20**

Isolated Occurrence Five (IO5), Historic road cut, view to the south.



**Figure 21**  
Survey marker (IO12) view to the south.



**Figure 22**  
Example of Historic/modern hearth in PA (IO13), view to the south.



**Figure 23**

Dry-laid masonry walls along bedrock outcrop (IO20), view to the east.



**Figure 24**

Dry-laid masonry walls along bedrock outcrop (IO20), view to the west.



**Figure 25**  
Historic/modern rock alignment (IO25), view to the south.



**Figure 26**  
Probable Prehistoric rock pile/rock alignment (IO39), view to the east.



**Figure 27**  
Probable Prehistoric rock pile/rock alignment (IO39), view to the southwest.



**Figure 28**  
Mahogany obsidian biface (IO59).



**Figure 29**

Very old hearth (IO63), view to the northwest (GPS Unit for scale).



**Figure 30**

Buried car (IO68), view to the southwest.

## RESOURCE SYNTHESIS

The cultural resources survey of the APE revealed six previously unrecorded archaeological sites (Sanctuary One - Sanctuary Six), and 69 IOs (Figures 33 - 39, Tables 10 - 11). Two of the sites (Sanctuary One and Sanctuary Two) are small, Historic trash scatters which are insignificant and recommended not eligible for FRHP/NRHP/ARHP listing. Two of the sites (Sanctuary Five / USFS Road 532 and Sanctuary Six / South Woody Mountain Road / USFS Road 231) are Historic/modern roads which have been heavily upgraded and modified from their original forms and are also recommended not eligible for FRHP/NRHP/ARHP listing. A Historic tank (Sanctuary Three / Sinclair Tank) and associated light trash scatter is also recommended not eligible for FRHP/NRHP/ARHP listing. The final site (Sanctuary Four / The Sinclair Wash Overlook Site) is a probable Prehistoric rockshelter with other associated features which is recommended eligible for FRHP/NRHP/ARHP listing since it retains significant potential for buried intact, subsurface cultural materials and/or samples. Furthermore, the features are intact and will also likely yield subsurface cultural materials and/or samples.

The PA as a whole was heavily utilized during the entire Historic Period which is represented by Late 19<sup>th</sup> and Early 20<sup>th</sup> Century trash, axe and saw cut stumps, historic features, and numerous Historic/Modern 'party' hearth features and associated modern trash. The entire PA is covered with thousands of pieces of modern trash and features dating between the 1960's and present which were not recorded. The Historic period use of the area was expected given its proximity to both Flagstaff and Fort Tuthill.

Prehistoric use of the PA appears to have been minimal. A single Prehistoric isolate (IO59) and two possible Prehistoric isolate features (IO20 & IO39) were observed during the pedestrian survey. Additionally, two Prehistoric flakes were observed at Site Sanctuary Three / Sinclair Tank along the southern bank of Sinclair Wash. Despite a thorough examination of this area, no other Prehistoric artifacts were observed, and it does not appear there is a buried Prehistoric site at this locality. The Prehistoric use of the area was also expected since the PA is primarily a Ponderosa Pine forest with no substantial geographical features, no access to permanent water, and a minimal resource base.

## SUMMARY AND RECOMMENDATIONS

Pine Valley Partners, LLC proposes to develop a single-family lot subdivision on three parcels (Parcels APN 112-10-005L, 005M, & 005P) located on Woody Mountain Road south of Kiltie Lane, totaling approximately 201 acres. The project is located on privately managed lands in north-central Arizona west-southwest of, and adjacent to, the city of Flagstaff (Figures 1 - 3). Since the project will require permits, it is subject to City of Flagstaff Heritage Preservation Code (10-30.30) review and compliance and Arizona Antiquities Act review and compliance. No federal nexus requiring National Historic Preservation Act Section 106 review has been identified for this project. Should a federal nexus be identified during future project permitting, additional compliance under Section 106 may be required. A 100% pedestrian survey of the project area was completed which identified six previously recorded sites and 69 IOs (Figures 33 - 39, Tables 10 - 11). FRHP/NRHP/ARHP and management recommendations are provided in Table 11. This report was completed by archaeologists Alan L. Bartholomew MA, RPA, GIS and Nathan Lefthand.

All FRHP/NRHP/ARHP eligible sites should be avoided during project implementation.

**Table 11**

Site Summary Table and Recommendations for the Sanctuary Subdivision Project.

<b>Site Number / Site Name</b>	<b>Description</b>	<b>FRHP/NRHP/ARHP Eligibility Recommendation</b>	<b>Project Recommendation</b>
Sanctuary One 110525.01	Historic Trash Scatter	Historic - Not Eligible	None
Sanctuary Two 110525.02	Historic Trash Scatter	Historic - Not Eligible	None
Sanctuary Three / Sinclair Tank 110525.03	Historic Tank & Trash Scatter	Historic - Not Eligible	None
Sanctuary Four / Sinclair Wash Overlook Site 110525.04	Rockshelter, Rock Walls, Hearth	Prehistoric/Historic - Eligible Criteria D	Avoidance
Sanctuary Five / USFS Road 532 110525.05	Historic/Modern Road	Historic - Not Eligible	None
Sanctuary Six / South Woody Mountain Road / USFS Road 231 110525.06	Historic/Modern Road	Historic - Not Eligible	None

## PREPARER QUALIFICATIONS

The following qualification statements are provided in accordance with the Secretary of the Interior's Professional Qualification Standards for Archeology (48 FR 44738-44739) and the City of Flagstaff Heritage Preservation Code (Section 10-30.30).

### **Alan L. Bartholomew, MA, RPA, GIS — Principal Investigator / Project Director**

Alan Bartholomew meets the Secretary of the Interior's Professional Qualification Standards for Archeology. He holds a Master of Arts in Anthropology with a focus in Archaeology from the University of Wyoming (2001) and a Bachelor of Arts in Anthropology with a focus in Archaeology from the University of Wyoming (1997). He also holds a GIS Certificate from Northern Arizona University (2014).

Mr. Bartholomew is a Registered Professional Archaeologist (RPA, registered since 2010) and holds an Advisory Council on Historic Preservation (ACHP) Section 106 Certification. He has over 30 years of professional experience in cultural resource management across 16 states. His experience encompasses directing large-scale cultural resource inventories, supervising testing and data recovery/excavation projects, pedestrian surveys, archaeological monitoring, NRHP eligibility recommendations, and technical report preparation. He has extensive familiarity with federal, tribal, state, and municipal environmental and cultural resource compliance legislation.

Mr. Bartholomew currently holds current permits with Arizona State Lands (ASM 2026-066b1), Prescott National Forest (ARPA PNF-169, exp. 2030), and Nevada BLM (Principal Investigator N-0072).

### **Nathan J. Lefthand — Archaeologist / Tribal Monitor**

Nathan Lefthand served as Archaeologist and Tribal Monitor for the pedestrian survey under the direction of Principal Investigator Alan L. Bartholomew. He holds a Bachelor of Arts in General Studies with a focus in Southwest United States History from Northern Arizona University (1993). Mr. Lefthand has over 30 years of experience in cultural resource management in the Southwest. Mr. Lefthand holds certifications in Federal Laws and Section 106/110 Compliance from the National Register of Historic Places (1993), Traditional Cultural Properties (1994), and NAGPRA from the National Preservation Institution (2024). He is a member of the Arizona Archaeological Society and the Society for American Archaeology. Mr. Lefthand has authored or co-authored over 110 technical reports on file with the Arizona State Museum.

### **Ace Overmann, MA — Archaeological Technician**

Ace Overmann served as Archaeological Technician for the pedestrian survey under the direct supervision of Principal Investigator Alan L. Bartholomew. Mr. Overmann holds a Master of Arts in Anthropology from Northern Arizona University (2024) and a Bachelor of General Studies with a focus in Anthropology and Geography from the University of Kansas (2020). He has completed archaeological field schools in Belize (Belize Valley Archaeological Reconnaissance, 2023) and Turkey (Boncuklu Archaeological Field School, 2021), where he gained experience in excavation, site recording, data collection, and field supervision. He has additional experience in artifact identification, analysis, and data management through research positions at the University of Kansas and Northern Arizona University Departments of Anthropology.

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# **Appendix A**

**Background Review Maps**

**Survey Results Maps**

**Site Maps**

**UTMs**

# **Appendix B**

**Site Forms with  
Additional Photographs  
&  
Artifact Illustrations**

**Heritage Preservation Commission**

6. B.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Hidden Haven Estates Subdivision Phase 1 Cultural Resource Study

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**PROPERTY INFORMATION:**

**Address:** 4200 S. Lake Mary Road

**Assessor's Parcel Number:** 105-05-001A, 105-05-002B, 105-05-002C, and 105-05-002D

**Property Owner:** Bostwick Enterprises

**Applicant:** Mary & Brian Bostwick

**City Staff:** Lauren Clementino, HPO

**REQUESTED ACTION:**

Approval of a Phase 1 Cultural Resource Study.

**RECOMMENDED ACTION:**

Approve the Phase 1 Cultural Resource Study.

**ALTERNATIVE ACTIONS:**

1. Request modifications to the study and include them as conditions of approval.
2. Continue the HPC review to a date certain and ask the applicant to come back with a modified study that meets specified conditions.

**BACKGROUND INFORMATION**

Mary and Brian Bostwick propose to develop a single-family subdivision on four parcels (105-05-001A, 105-05-002B, 105-05-002C, and 105-05-002D) located at 4200 S. Lake Mary Road, totaling 23 acres. A Cultural Resource Study was required pursuant to Heritage Preservation code section 10-30.30.050.A.2. as the project involves structures over 50 years old at the time of application. A Cultural Resource Study was completed by ETD, Inc. and Lithos Paleontology and Cultural Resource Consultants, LLC. Maps from Appendix A of the attached Phase 1 Cultural Resource Study have been redacted to prevent disclosure of confidential site information. The accompanying Cultural Resource Study application requested review of a Letter Report, but the Heritage Preservation Officer determined that the level of study instead meets the criteria of a Phase 1 Cultural Resource Study.

The Phase 1 Cultural Resource Study included both an archaeological survey and historic structure assessment. The pedestrian archeological survey of the project area did not record any archaeological sites. One previously recorded site could not be relocated. A Built-Environment Evaluation of Historic Structures is included as Appendix B and evaluates the significance of the 14 historic-age structures in the project area. None are recommended eligible for listing on the National, Arizona, or Flagstaff Register of Historic Places.

A Concept Zoning Map Amendment application for the proposed subdivision is under City of Flagstaff Inter-Division Staff review, pending resubmittal. The Phase 1 Cultural Resource Study must be approved by the Heritage Preservation Commission before Zoning Map Amendment approval by the Heritage Preservation Officer. The Heritage Preservation Officer will continue to review future submittals.

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**Attachments**

Cultural Resource Study Application





# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

P: (928) 213-2618  
F: (928) 779-7684

www.flagstaff.az.gov

**HPC-CRS**

<b>Date Received</b>	<b>Application to Heritage Preservation for a Cultural Resource Study</b>			<b>File Number</b>
<b>Property Owner(s)</b> Bostwick Enterprises	<b>Title</b>	<b>Phone</b> 928-774-8959	<b>Email</b> arizonamountaininn@msn.com	
<b>Mailing Address</b> 4200 Lake Mary Road			<b>City, State, Zip</b> Flagstaff, AZ 86005	
<b>Applicant</b> Mary & Brian Bostwick	<b>Title</b>	<b>Phone</b> Same as Above	<b>Email</b> Same as Above	
<b>Mailing Address</b> Same as Above			<b>City, State, Zip</b>	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) Owner				
<b>Site Address</b> Same as Above			<b>City, State, Zip</b>	
<b>Project Name</b> Hidden Haven Estates Subdivision				
<b>Parcel Number(s)</b> 105-05-001A, 002B, 002C, & 002D			<b>Zoning District(s), including Overlays</b> RR	
<b>Property Information:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed individually on the National or Arizona Register of Historic Places? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has the structure every been inventoried or evaluated for the National Register? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the structure over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was all or a portion of the structure built before World War II as housing? Is the subject property: <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Vacant Land?				
<b>Type of HPC Application Requested:</b> Cultural Resource Study Review - Please check all that apply: <input checked="" type="checkbox"/> Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission) <input type="checkbox"/> Phase I (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Phase II (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Phase III (Must be reviewed by the Heritage Preservation Commission) May require redaction				
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>				
<b>Property Owner Signature:</b> <small>DocuSigned by:</small> Mary Bostwick		<b>Date:</b> 1/20/2026	<b>Applicant Signature:</b> <small>DocuSigned by:</small> Mary Bostwick	
			<b>Date:</b> 1/20/2026	
<b>For City Use</b>				
<b>Date Filed:</b> _____		<b>HPC Hearing Date:</b> _____		
<b>Fee Receipt #:</b> _____		<b>Amount:</b> _____		<b>Date:</b> _____
<b>Action by HPC:</b> <input type="checkbox"/> Consent Approval by HPO		<input type="checkbox"/> Denied		
<input type="checkbox"/> Approved		<input type="checkbox"/> Continued		
<input type="checkbox"/> Approved with Conditions		<b>Staff Initial:</b> _____		
		<b>Date:</b> _____		

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. A Cultural resource study, prepared by professionals qualified in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61 Appendix A) as currently amended and annotated by the National Park Service.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
5. List of content which may be confidential under federal law.
6. Any other information which the applicant feels would be helpful and/or pertinent to the request.
7. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Phase I, Phase II, or Phase III Cultural Resource Study, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Please also note that per the Flagstaff Zoning Code, the Heritage Preservation Officer may refer any application, including Letter Reports to the Commission for any reason. If the Heritage Preservation Officer refers the application, you will not need to resubmit, but additional materials may be requested.

If the Cultural Resource Study being submitted contains information that may be confidential under the National Historic Preservation Act or the Native American Grave Protection and Repatriation Act, please notify the HPO in advance of submitting your application for instructions on redaction(s).

Approval of a Cultural Resource Study does not indicate a final approval of a demolition permit, site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification or construction.

If mitigation is approved as part of the study approval, final design of mitigation must meet all the requirements of the Flagstaff Zoning Code or Building Code, unless otherwise stated in Flagstaff City Code, Section 10-30.30 or in the requirements of the overlay zone. The Heritage Preservation Officer or Commission may elect to hold an application until a review by the InterDivision staff is completed and substantive comments have been provided to the applicant, if the mitigation proposed would require additional approvals by planning, building, or other city staff.

We encourage you to reach out early in designing your projects so that the HPO may assist you.

HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)

**Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)**

Demolition of existing business and rental buildings and associated drives and utilities.

Grading, Drainage, Pavement, and Utility installation necessary for Final Plat Approval of 49 lot subdivision

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Insert additional pages if necessary

# **A Cultural Resources Inventory of Approximately 23 Acres for the Hidden Haven Estates Subdivision Project Near Flagstaff, Coconino County, Arizona**



**Prepared By:  
ETD, Inc.  
1120 W. University Ave., Suite 200  
Flagstaff, Arizona 86001**

**Principal Investigator: Alan L. Bartholomew, MA, RPA, GIS  
Archaeologist/Tribal Monitor: Nathan Lefthand  
Archaeological Technician: Ace Overmann**

**Prepared For:  
Mary & Brian Bostwick/  
Hidden Haven Estates Subdivision & City of Flagstaff**

**Draft - November 12, 2025  
Final - February 28, 2026  
Revised - April 6, 2026**

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## SURVEY REPORT ABSTRACT

**Report Title:** A Cultural Resources Inventory of Approximately 23 Acres for the Hidden Haven Estates Subdivision Project Near Flagstaff, Coconino County, Arizona

**Project Name:** Hidden Haven Estates Subdivision Project

**Project Location:** The area of potential effects (APE) for the project consists of a single approximate 23 acre block consisting of four parcels (APN 105-05-001A, and 105-05-002B, C, & D), located approximately 1.1 miles southeast of the I-40 / I-17 interchange near Flagstaff, Coconino County, Arizona. The project is located on privately managed lands in a portion of Section 33 of Township 21 North Range 7 East (S33, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M) as depicted on the Flagstaff West, Arizona United States Geological Survey (USGS) 7.5' series topographic quadrangle map.

**Project Locator UTM:** Zone 12 South (NAD 83): Block Center - E440262 N3890825

**Project Sponsor:** Mary & Brian Bostwick, Hidden Haven Estates Subdivision

**City of Flagstaff Project Number:** PZ-25-00087-01

**Project Number:** BL-2026-01-05

**Lead Agency:** City of Flagstaff

**Other Agencies:** None

**Applicable Regulations:** City of Flagstaff Heritage Code (10-30.30), National Historic Preservation Act of 1966 (NHPA), Arizona Antiquities Act of 1927 (as amended 1960, 1973, 1990)

**Funding Source:** Mary & Brian Bostwick, Hidden Haven Estates Subdivision

**Description of the Project/Undertaking:** Mary & Brian Bostwick/Hidden Haven Estates Subdivision proposes to develop a single-family lot subdivision on four parcels (Parcels APN 105-05-001A, and 105-05-002B, C, & D) located at 4200 S. Lake Mary Road, totaling approximately 23 acres. The project is located on privately managed lands in north-central Arizona west-southwest of and adjacent to the city of Flagstaff. Since the project will require permits, it is subject to City of Flagstaff Heritage Preservation Code (10-30.30) review and compliance and Arizona Antiquities Act review and compliance. No federal nexus requiring National Historic Preservation Act Section 106 review has been identified for this project. Should a federal nexus be identified during future project permitting, additional compliance under Section 106 may be required. A 100% cultural resources pedestrian survey of the project area was completed. The archaeological survey was completed by Alan L. Bartholomew, MA, RPA, GIS (Principal Investigator) and Nathan Lefthand (Archaeological Technician/Tribal Monitor), under the direction of ETD, Inc. A built-environment evaluation of 14 historic structures within the project area was completed by Lithos Paleontology and Cultural Resource Consultants, LLC, under the direction of Colin Recksieck, MBA, who meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The built-environment evaluation is included as Appendix B of this report.

**Project Area (PA) / Area of Potential Effects (APE):**

The PA/APE primarily consists of low hills exhibiting moderately to heavily timbered terrain along a small drainage.

**Legal Description:** Portion of Section 33 of Township 21 North Range 7 East (S33, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M).

**Land Jurisdiction:** Private

**Total Acres:** ~ 23

**Acres Surveyed:** ~ 23

**Acres Not Surveyed:** 0

**Consultant Firm/Organization:** ETD, Inc.

**Permit Number(s):** Not Applicable

**Date(s) of Fieldwork:** January 18, 2026

**Number of IOs Recorded:** 23

**Number of Previously Recorded Sites:** One/None (NA19151 could not be relocated)

**Number of Newly Recorded Sites:** None

**Eligible Sites:** None

**Ineligible Sites:** None

**Unevaluated Sites:** None

**Sites Not Relocated:** One (NA19151)

**Comments:** Cover photo is a general project area overview in the central portion of the PA looking north.

## INTRODUCTION

Mary & Brian Bostwick/Hidden Haven Estates Subdivision proposes to develop a single-family lot subdivision consisting of 49 single-family homes on four parcels (Parcels APN 105-05-001A, and 105-05-002B, C, & D) located at 4200 S. Lake Mary Road, totaling approximately 23 acres. The project is located on privately managed lands in north-central Arizona, west-southwest of and adjacent to the city of Flagstaff. Since the project will require permits, it is subject to City of Flagstaff Heritage Preservation Code (10-30.30) review and compliance and Arizona Antiquities Act review and compliance. No federal nexus requiring National Historic Preservation Act Section 106 review has been identified for this project. Should a federal nexus be identified during future project permitting, additional compliance under Section 106 may be required. A 100% cultural resources pedestrian survey of the project area was completed.

The project area is completely accessible by existing local roads, and all access and staging will be within the area of potential effects (APE).

On January 18, 2026, archaeologists Alan L. Bartholomew MA RPA GIS (Principal Investigator, Project/Field Director), Nathan Lefthand (Archaeologist/Tribal Monitor), and Ace Overmann conducted the cultural resources pedestrian survey of the project area. During the three field-person-days spent on this survey, no archaeological sites, and twenty-three isolated occurrences (IOs) of cultural material were located.

## PROJECT LOCATION

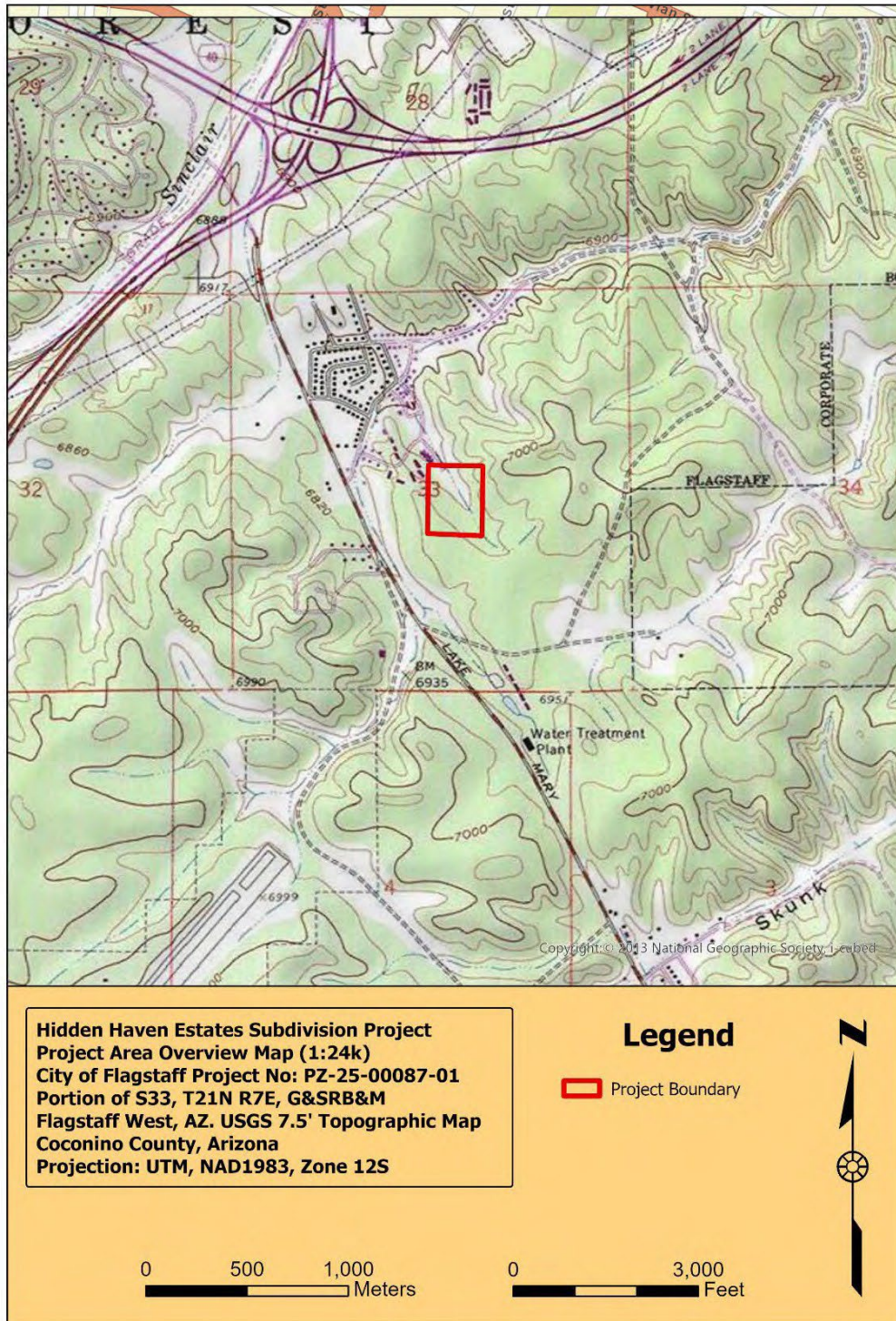
The area of potential effects (APE) for the project consists of a single, approximate 23 acre block consisting of four parcels (APN 105-05-001A, and 105-05-002B, C, & D), located approximately 1.1 miles southeast of the I-40 / I-17 interchange near Flagstaff, Coconino County, Arizona (Figures 1 – 3). The project is located on privately managed lands in a portion of Section 33 of Township 21 North Range 7 East (S33, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M) as depicted on the Flagstaff West, Arizona United States Geological Survey (USGS) 7.5' series topographic quadrangle map.



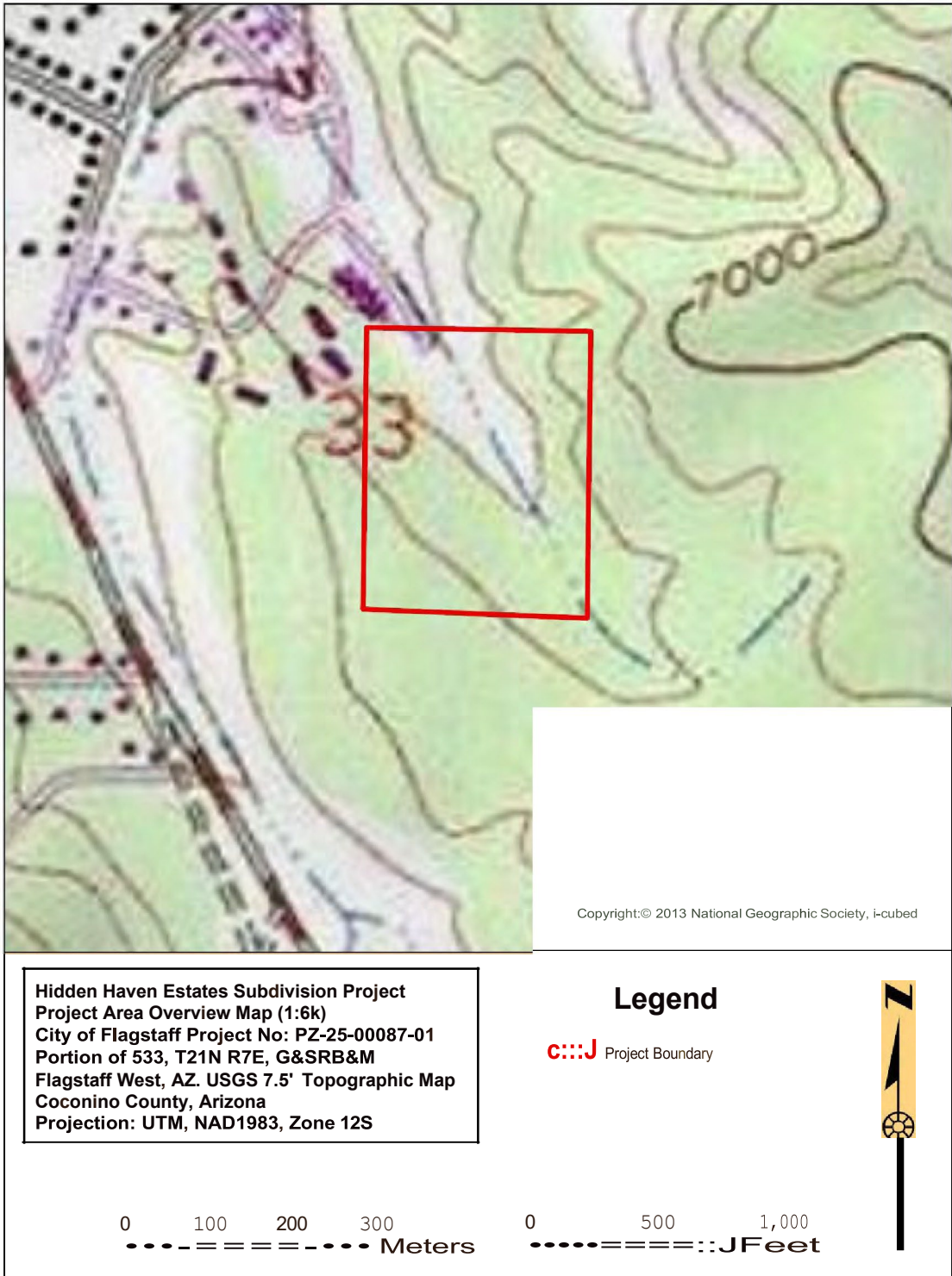
**Figure 1**

General project area overview photo for the Hidden Haven Estates

Subdivision Project, view west.



**Figure 2**  
Project location overview map (1:24k) for the Hidden Haven Estates Subdivision Project.



**Figure 3**  
 Project location map (1:6k) for the Hidden Haven Estates Subdivision Project.

## RECORDS REVIEW

The following resources were examined for potential cultural resources within the APE prior to fieldwork by Archaeologist Alan L. Bartholomew MA, RPA, GIS.

### **Arizona State Land Department Parcel Viewer:**

The parcel viewer at <http://www.azland.gov/webapps/parcel/> indicates that the APE is located on privately managed lands (Arizona State Land Department 2026). Note that the parcel viewer does not accurately depict ownership for small government holdings such as rights-of-way and easements.

### **AZSITE Cultural Resources Database:**

AZSITE is an Internet Geographic Information System (GIS) cultural resources database that is managed by the AZSITE Consortium (Arizona State Museum (ASM), Arizona State University (ASU), Museum of Northern Arizona (MNA), and Arizona State Historic Preservation Office [AZSHPO]). AZSITE lists eighteen previously recorded sites and twenty-three previous cultural resources surveys within approximately one mile of the APE as of January 15, 2026 (Figures 26 - 27, Tables 1 - 2). The majority of the previously recorded sites are Euro-American trash scatters, though there are several Prehistoric sites within the one-mile buffer. Most of the previous cultural resource surveys were large block surveys, or large linear surveys.

**Table 1**  
Previously recorded sites within approximately one mile of the APE.

Site No.	Description	Cultural/Temporal Affiliation	FRHP/NRHP /ARHP Eligibility	Reference
AZ I:14:295(ASM)	Historic trash scatter	Euro-American	Rec. NE	Site Form
AZ I:14:296(ASM)	Historic trash scatter	Euro-American	Rec. NE	Site Form
AZ I:14:297(ASM)	Historic trash scatter	Euro-American	Rec. NE	Site Form
AZ I:14:298(ASM)	Historic Feature & trash scatter	Euro-American	NA/Unknown	Site Form
AZ I:14:299(ASM)	Historic trash scatter	Euro-American	SHPO NE	Site Form
AZ I:14:300(ASM)	Historic trash scatter	Euro-American	SHPO NE	Site Form
AZ I:14:302(ASM)	Prehistoric feature & artifact scatter	Sinagua	SHPO E	Site Form
AZ I:14:305(ASM)	Prehistoric feature & artifact scatter	Sinagua	SHPO NE	Site Form
AZ I:14:307(ASM)	Wooden Shade Structure	Navajo	SHPO NE	Site Form
AZ I:14:348(ASM)	Prehistoric artifact scatter	Unknown	SHPO NE	Site Form
AZ I:14:349(ASM)	Historic trash scatter	Euro-American	Rec. NE	Site Form
AZ I:14:350(ASM)	Historic Features & trash scatter	Euro-American	Rec. E	Site Form
AZ I:14:352(ASM)	Historic trash scatter	Euro-American	Rec. NE	Site Form
AZ I:14:353(ASM)	Prehistoric artifact scatter	Unknown	Rec. E	Site Form
AZ I:14:376(ASM)	Historic railroad grade & trash scatter	Euro-American	SHPO NE	Site Form
AZ I:14:419(ASM)	Transmission Line	Euro-American	SHPO E	Site Form
AZ N:7:61(ASM)	US 89	Euro-American	SHPO E	Site Form
NA19151	Lithic scatter	Unknown	NA/Unknown	Site Form

**Table 2**

Previous cultural resources surveys within approximately one mile of the APE.

Survey/Project No.	Project Name	Reference
3.388.SHPO	Proposed Affordable Housing Project Lands at Lake	AZSITE
P-A75-187.MNA	Pulliam Airport	AZSITE
SHPO.2002.416	Ponderosa Lodge - American West Communities	AZSITE
1978-43.ASM	Flagstaff Airport - Flagstaff T.I.	AZSITE
1978-45.ASM	Riordan-Flagstaff T.I.	AZSITE
1988-141.ASM	Flagstaff Riding Club	AZSITE
1988-238.ASM	US West Dewey to Flagstaff Fiber Optic Cable Project	AZSITE
1990-204.ASM	I-17/I-40 Survey	AZSITE
1991-34.ASM	Lake Mary Road R-O-W Survey	AZSITE
1995-409.ASM	State Land Transfer/Game & Fish	AZSITE
1997-373.ASM	SR 89 at Lake Mary Road, Intersection Improvement	AZSITE
2000-217.ASM	Fairway Peaks Survey Project	AZSITE
2002-53.ASM	NAU Conference Center	AZSITE
2004-308.ASM	Ponderosa Trails 109-Acre Archaeological Survey	AZSITE
2009-194.ASM	APS On-Call Cultural Resources Surveys	AZSITE
2009-262.ASM	APS On-Call Cultural Resources Surveys	AZSITE
2015-286.ASM	ASLD Forestry Flagstaff Walnut Canyon	AZSITE
2015-541.ASM	Camryn Pines Archaeological Survey	AZSITE
2015-556.ASM	Three Acres at the Arizona Game and Fish Department Flagstaff Regional Office.	AZSITE
2019-175.ASM	Mt. Dell-Sinclair Wash DCR Project Archaeological Inventory	AZSITE
2020-195.ASM	Transwestern Road and Cosnino Road	AZSITE
2022-450.ASM	Airport Road TI UP – Structure No. 632	AZSITE
2023-145.ASM	Flagstaff Pulliam Airport Cultural Services	AZSITE

**USFS - Coconino National Forest (USFS - CNF) Database:**

On February 18, 2026, Rebekah Sease, Assistant Forest Archaeologist for the Coconino National Forest Supervisor's Office, confirmed via email correspondence with ETD, Inc. that a review of the CNF cultural resource database revealed no recorded archaeological sites within the project parcels (APN 105-05-001A, 105-05-002B, 105-05-002C, and 105-05-002D). The project is located on privately managed lands and is not currently CNF managed.

**General Land Office (GLO) Survey Plats:**

Table 3 lists the historical GLO plat maps on file with the Bureau of Land Management (BLM) which encompass the records review area and describes historical cultural features shown on the plats within the review area (BLM 2026). No features were depicted on the 1879 or 1904 GLO maps, however, several Land Patents were filed within the PA/APE on July 11, 1904 (AZAZAA 019645 & AZAZAA 019646), though no further information could be obtained.

**Table 3**

Cultural features depicted on historical GLO plat maps covering the records review area.

Township	GLO Plat No.	Date	Cultural Features Within APE
T21N R7E	DM 187935	2/3/1879	None
T21N R7E	DM 187937	6/20/1904	None

**USGS Historical Topographic Maps:**

Twenty-four historical USGS topographic maps encompass the current project area (USGS 2026). Table 4 lists the historical (50+ years old) maps from the USGS website (<https://store.usgs.gov/>) which intersect the APE.

Several of the later Historic topographic maps depict a road either within or adjacent to the APE (1947 – 1951 & 1972 1:250k topo. maps). This is presumably the Lake Mary Road based on its position; however, the scale is too large to be completely certain. All of the Historic roads in/adjacent to the PA have been widened, upgraded, repaired, and maintained, which has significantly altered their original form, and none of the roads are recommended eligible for listing on the FRHP/NRHP/ARHP under any criteria.

**Table 4**  
Cultural features depicted on historical USGS topographic maps.

Map Name	Map Scale	Date	Cultural Features
San Francisco Mtns.	1:250k	1886	Nothing
San Francisco Mtns.	1:250k	1891	Nothing
San Francisco Mtns.	1:250k	1894	Nothing
San Francisco Mtns.	1:250k	1900	Nothing
San Francisco Mtns.	1:250k	1905	Nothing
San Francisco Mtns.	1:250k	1909	Nothing
San Francisco Mtns.	1:250k	1911	Nothing
San Francisco Mtns.	1:250k	1922	Nothing
Flagstaff, AZ.	1:125k	1908	Nothing
Flagstaff, AZ.	1:125k	1912	Nothing
Flagstaff, AZ.	1:125k	1929	Nothing
Flagstaff, AZ.	1:125k	1939	Nothing
Flagstaff, AZ.	1:125k	1946	Nothing
Flagstaff, AZ.	1:125k	1947	Road
Flagstaff, AZ.	1:125k	1948	Road
Flagstaff, AZ.	1:125k	1951	Road
Flagstaff, AZ.	1:250k	1958	Nothing
Flagstaff, AZ.	1:250k	1960	Nothing
Flagstaff, AZ.	1:250k	1962	Nothing
Flagstaff, AZ.	1:250k	1965	Nothing
Flagstaff, AZ.	1:250k	1966	Nothing
Flagstaff, AZ.	1:250k	1972	Road
Flagstaff, AZ.	1:250k	1973	Nothing
Flagstaff, AZ.	1:250k	1974	Nothing

**National Register of Historic Places (NRHP/ARHP) Databases:**

Review of NRHP/ARHP properties reveals that there are no listed properties within the APE (National Park Service 2026). The nearest listed NRHP property is the Arizona SP Fort Tuthill Historic District located approximately two miles southwest of the APE.

**Arizona Department of Water Resources (ADWR) Well Registry:**

Registered historical (50+ years old) wells in the records review area are indicated in the <https://gisweb.azwater.gov/WellRegistry/SearchWellReg.aspx> ADWR well registry search web site (Arizona Department of Water Resources 2026). No registered historic wells intersect the APE, however, a Historic well head was located during survey and is discussed later.

## **PROJECT - WIDE DISTURBANCES**

The entire PA has been heavily impacted during the Historic period and currently consists of the 'Arizona Mountain Inn and Cabins', for which construction began in 1949 (See Appendix B for a narrative of the property). The property has numerous extant houses, cabins, sheds, barns, and other built features; many of which were constructed in the 1970's and 1980s (<https://arizonamountaininn.com/> 2026). A built-environment evaluation of the 14 historic structures within the project area was completed by Lithos Paleontology and Cultural Resource Consultants, LLC, in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and the requirements of Flagstaff Zoning Code Section 10-30.30.050.

The entire PA has been heavily impacted through the construction of these Historic features, and there are numerous old roads, pits, ditches, rock piles, etc. though none of these features appear on Historic maps. The vast majority of these appear to be post 1960's - 1970's AD and were not point-located or recorded.

Additionally, the entire PA has experienced logging or recreational fuel wood cutting throughout the Historic period. Several axe-cut and saw-cut stumps were encountered in the central PA which likely range in date from the 1880's to the present day. Several of the larger stumps were cut at hip height or higher, suggesting they may have been cut in the winter months when snow was on the ground at some depth.

## **PHYSIOGRAPHIC CONTEXT**

The APE is located within Coconino County, Arizona in the north-central portion of the state in the transition zone between the 'Basin and Range', and 'Colorado Plateau' physiographic provinces. The entire APE is located within Madrean Upper Montane Conifer-Oak Forest and Woodland (HABIMAP Arizona Department of Game and Fish 2025).

The entirety of the project area is located within Permian sedimentary rocks consisting of "gray to tan, cherty limestone of Kaibab and Toroweap Formations, and underlying white to tan, fine-grained Coconino Sandstone. Limestone was deposited in a shallow sea, and sandstone was deposited in near-shore dunes and beach settings. (270-280 Ma) (USGS 2026)."

Observed natural vegetation primarily consists of Ponderosa and Oak forest with associated understory shrubs and grasses. Observed edible species include blackberry, raspberry, prickly pear cacti, yarrow, and yucca. Observed species include various small songbirds, crows/ravens, and squirrels.

## **CULTURE HISTORY**

Similar to surrounding regions, the culture history of north central Arizona can be roughly divided into broad periods. The number of periods varies depending upon the researcher but for the purposes of this synthesis four will suffice - Paleoindian (Circa ~12,500 - 9,000 BP), Archaic (Circa ~ 9,000 - 2,000 BP), Ceramic (Circa ~2,000 - 500 BP), and the Ethnohistoric/Historic Period (Circa ~500 - 50 BP). These periods loosely represent similar ways of life for the people who lived during them and are loosely separated by technology or major events. For instance, one of the major differences between the Paleoindian and Archaic periods is the advent of ground stone (or at least an appreciable increase in the use of it). Paleoindians were also highly mobile hunter gatherers living in small groups, whereas the Archaic people became somewhat more sedentary, lived in larger groups, and eventually developed agriculture.

These periods can be further broken down into numerous subperiods and phases which vary widely by region or even from valley to valley. It is not the purpose of this synthesis to provide extreme detail into all the possible subperiods or phases but instead to provide a general overview of the prehistory and history of the vicinity of the project area. The culture history of north-central Arizona has been divided into four primary eras that very broadly equate with changing human adaptations. The following sections present a brief overview of these periods as they are currently understood.

### **Paleoindian Period (Circa ~ 12,500 - 9,000 BP)**

The Paleoindian Period is characterized by small, highly mobile hunter-gatherer groups. These groups primarily hunted large, now-extinct Pleistocene megafauna and collected native plants. Projectile points from this period are highly diagnostic, generally large, and lanceolate in shape, and sometimes fluted, as in the case of Clovis and Folsom points (which are the two oldest point styles in the New World). The method of delivery for the projectile points was the atlatl which had been developed at least by the Upper Paleolithic Period in Europe (The World Atlatl Association 2018). Clovis and Folsom cultures are both present in Arizona and the Flagstaff region.

### **Archaic Period (Circa ~ 9,000 - 2,000 BP)**

The extinction of Pleistocene megafauna is one factor contributing to a marked shift in technological organization at the end of the Paleoindian Period launching the transition into the Archaic Period. The depletion of megafauna (either environmentally or culturally) led to decreased mobility, increased group size, and a heavier reliance on native plant foods and smaller game. In fact, this heavy reliance on plant foods led to the advent of agriculture at the end of the Archaic Period. A heavy reliance on plant foods also led to an increase in the use of (or advent of) ground stone (primarily in the form of manos and metates). Other technological innovations include a reduction in the size of projectile points, and a wide variety of regional projectile point styles.

Another hallmark of the Archaic period is the advent of large roasting pits. These roasting pits were utilized to process plant materials such as Agave hearts but were likely also utilized for processing meats and even firing ceramics during the latter portion of the period. They are widespread, diverse in size and shape, and offer a wealth of radiocarbon, palynological and phytolith data.

Archaic Period sites in the Flagstaff area are sparse but present in sufficient numbers to suggest a permanent residency of the area.

### **Ceramic Period (Circa ~ 2,000 - 500 BP)**

The primary hallmark of the transition between Archaic and Ceramic periods is the near complete reliance upon agriculture and a sedentary lifeway. People are no longer mobile hunter-gatherers and rely solely on agriculture and local plants and wild game for subsistence. Large, permanent villages & pueblos, and other permanent structures appear during this transition and allow for craft specialization. Ceramics were present during the Archaic Period, however, as the name suggests, the Ceramic Period exhibits an explosion in ceramic technologies. Numerous ceramic types exhibiting diverse construction methods, materials, and firing technologies appear throughout the region and the southwest in general.

The region of north-central Arizona was the home to a prehistoric culture we now know as the Sinagua, named after the original Spanish name for the San Francisco Mountains, the 'Sierra Sin Agua'. The Sinagua culture is further divided into the Northern and Southern Sinagua, with the Northern Sinagua occupying the area around Flagstaff, and the Southern Sinagua occupying the

Verde Valley. The project area is around Flagstaff and, therefore, the cultural history that concerns us is the Northern Sinagua.

The Sinagua's geographical location, in the center of the state, is a cultural junction of Arizona's larger and better known Prehistoric people (Anasazi, Hohokam, Mogollon and Patayan). This allows for cultural "borrowing" by the Sinagua from these other cultures, including pit house styles from the Mogollon and ceramic technique from the Anasazi and Hohokam. The Northern Sinagua's history lasted approximately 800 years and is subdivided into seven phases.

The Cinder Park Phase (AD ~ 600 - AD 825) marks the beginning of the Northern Sinagua's cultural heritage. During this initial phase, the population of the region was low with people living in small communities of five to ten houses. The Sinaguan pit houses are what archaeologists refer to as "true" pit houses, where the wall of the pit forms the walls of the house. Usually, four posts were set in the ground around the pit to support the roof (Reid and Whittlesey 1997). These pit houses were similar enough in structure to Mogollon pit houses to infer that the Northern Sinagua had some ties to the Mogollon of the mountains of eastern Arizona. Pottery from other areas of Arizona is also found with Sinagua sites, indicating close ties with other cultures.

The Sunset Phase (AD ~ 825 - AD 1000) and the Rio de Flag Phase (AD ~1000 - AD 1064) follow the Cinder Park Phase. The Sunset phase saw an increase in population, but little change in material culture. Settlements became larger and new areas of the land, mainly along washes, were farmed. They would build check dams to channel the water to their fields. Near these fields, the Sinagua built single-room farmhouses where they spent much of their time during harvest season. After the season was over, the farmers would take their harvest back to the village. In AD 1064 there was an abrupt change in the lifestyles of the Sinagua with the eruption of Sunset Crater Volcano. This eruption left an area of 15 square miles buried in ash with some debris landing as far away as Kansas (Reid and Whittlesey 1997). This terrifying event caused the dispersal of the people around Flagstaff to seek homes elsewhere. Subsequent eruptions in the years to follow prevented people from immediately resettling the area. Lack of rain during this period probably affected where the Sinagua were to settle, closer to established waterways like Rio de Flag, Schultz Creek, and Elden Spring.

When Sunset Crater stopped erupting and the drought ended, different peoples from around Arizona began settling in the area around Flagstaff. Specifically, the Hohokam from the southern deserts began to settle near Flagstaff. This marked the Winona and Padre phases (AD ~ 1070 - AD 1150). The evidence of a strong Hohokam presence is found in the style of pit houses, ceramics, and most importantly - ball courts, which were distinctly Hohokam. The Padre Phase incorporated Anasazi and native Sinagua characteristics as well as Hohokam. The Anasazi brought masonry work to use in the building of pit houses. The pit houses were no longer just pits dug in the ground with a roof but were lined with stonework. A ventilator was also built into the structure, allowing for air circulation. This was a Sinagua contribution. The roof was distinctly of Hohokam construction (Reid and Whittlesey 1997).

The Elden Phase (AD ~ 1150 - AD 1220) characterizes the height of the Sinagua culture. There was a large population boom resulting in the construction of some of the finer pueblos in Arizona. The largest and most spectacular of these can be seen near Flagstaff at Walnut Canyon and Wupatki National Monument. At these sites, as many as 300 rooms can be found under cliff overhangs, and more dwellings, farmhouses, and agricultural features can be found at the rim of the canyon. Many archaeologists attribute this expansion to the different cultures that came together following the Sunset Crater eruption. However, the great drought of the Colorado Plateau that lasted 50 years from 1250 to 1300 brought the prosperity of this period to an end (Reid and Whittlesey 1997).

The final phases of Sinagua culture include the Turkey Hill Phase (circa AD ~ 1220 - AD 1300), and the Clear Creek Phase (circa AD ~1300 - AD 1450). Population began to disperse, agriculture dwindled, and the use of the ball courts ceased. This decline is most likely due to environmental causes (primarily the drought), but perhaps also the silencing of Sunset Crater. During the Clear Creek Phase, the population continued dispersing from many small villages to a few large settlements like Chavez Pass Pueblo on Anderson Mesa (Reid and Whittlesey 1997). Following this period, the Northern Sinagua disappeared as a distinct culture based on the archaeological evidence.

### **Ethnohistoric/Historic Period (Circa ~ 500 - 50 BP)**

Various tribal groups occupied the Flagstaff area at the time of Anglo/European contact including the Yavapai, Navajo, Hopi, and Apachean groups. It is highly likely that other tribal groups such as the Hualapai, Havasupai, O'odham, and Colorado River tribes visited the area for trading or cultural purposes as well as minimal subsistence rounds. Some temporary habitation sites were established in the area by the Hualapai and Havasupai (Dosh and Dechambre 1991).

### **Contact Period**

The first known European contact with native tribes in the region was by the Spanish in 1583 when Antonio de Espejo led a party of Spaniards and Indian guides at least as far north as the Jerome area in the Black Hills north of Prescott (Anduze et al. 2003). Further organized and named Spanish expeditions followed, though it is doubtless that numerous unnamed expeditions and explorative individuals encountered the native peoples both before and after Espejo. In fact, the majority of Spanish and native encounters, and subsequent exchange of cultural ideas, were probably on an individual basis and have been lost to time. Whatever the unknown details, the Prescott area was officially a part of Mexico until 1848.

Little is mentioned of Frances' influence on the southwest since Spain controlled the majority of the region. However, between 1583 and 1803 France controlled at least a third of New Mexico and most of Colorado. Given the veracity of French trappers in the western Rocky Mountains during this period, it would be nearly inconceivable that no French ventured into this part of Arizona given the proximity to French territory in surrounding states. Written accounts are available of French trappers on the Salt River and its tributaries in the first quarter of the 19<sup>th</sup> century (Hill 1923), so it is likely to have occurred much earlier.

The Flagstaff area became widely visited by Anglo-Europeans from the United States by the 18<sup>th</sup> Century. Given that Europeans had been in the southwest since the 1500's it is again nearly inconceivable to think that no Americans made it to the area prior to any written accounts or known explorations. The Flagstaff area officially became a ward of the United States when Arizona was granted territorial status on February 24, 1863. Arizona became a state on February 14, 1912.

Prior to 1863, the Flagstaff area was part of New Mexico Territory as ceded by Mexico during the Treaty of Guadalupe Hidalgo ending the Mexican American War May 30, 1848. The area, though a territory, was governed by the United States Military until 1850. Various military expeditions passed through the region when it was a part of New Mexico, and fur trapping/exploration of the area was rampant.

Ranching and agriculture became a major component of the Flagstaff area during the last quarter of the 19<sup>th</sup> century and continues until today. Railroads reached the region fairly early and were followed by the United States Highway System and eventually the Interstate Highway System.

## CULTURAL RESOURCES SURVEY METHODS

An intensive pedestrian survey was conducted within the APE utilizing 15-meter transects in order to locate cultural resources exposed on the surface. A hand-held Garmin GPSMAP 67i receiver with submeter accuracy was utilized to record the positions of cultural resources and site and feature boundaries. On January 18, 2026, archaeologists Alan L. Bartholomew MA RPA GIS (Principal Investigator, Project/Field Director), Nathan Lefthand (Archaeologist/Tribal Monitor), and Ace Overmann (ETD Archaeological Technician) conducted the cultural resources pedestrian survey of the project area. During the three field-person-days spent on this survey, no archaeological sites, and twenty-three isolated occurrences (IOs) of cultural material were located.

The distinction between archaeological sites and Isolated Occurrences (IOs) is based on the general criteria outlined in the National Register Bulletin “How to Apply the National Register Criteria for Evaluation” and the USFS Region Three site definitions.

According to the USDA Forest Service Region 3 Cultural Resource Handbook, an archaeological site is defined as “A location of purposeful prehistoric or historic human activity. An activity is considered to have been purposeful if it resulted in a deposit of cultural materials beyond the level of one or a few accidentally lost artifacts. Locations of human activity not classifiable as sites by this definition should be considered isolated finds.

A cultural resource qualifying as a site under this definition should exhibit at least one of the following:

- a. One or more features.
- b. One formal tool if associated with other cultural materials, or more than one formal tool.
- c. An occurrence of cultural material (such as pottery sherds, chipped stone, or historic items) that contains one of the following:
  1. Three or more types of artifacts or raw material.
  2. Two types of artifacts or material in a density of at least ten items per 100 square meters.
  3. A single type of artifact or material in a density of at least 25 items per 100 square meters.

These criteria may be modified, where appropriate, based on a professional cultural resource specialist's judgment. The boundary of a cultural resource site shall minimally include:

- a. All features, formal tools, and identifiable activity areas.
- b. All areas of artifactual debris exhibiting a density of ten or more cultural items per 100 square meters” (Region Three Handbook).

An IO is either an isolated archaeological feature that does not have any other features within a 100-meter (325 - foot) radius, or a single artifact or a small group of artifacts (flakes, pot sherds, cans, etc.) that do not constitute a site as defined above.

Ground surface visibility was generally good across the APE, generally in the 50 - 60% range. Approximately 10% of the APE exhibited 0% ground visibility.

Flagstaff Register of Historic Places, National Register of Historic Places & Arizona Register of

Historic Places (FRHP/FRHP/NRHP/ARHP) eligibility recommendations are based primarily on the four Criteria (A - D).

## **SURVEY RESULTS**

During the cultural resources survey of the APE, no archaeological sites, and twenty-three IOs were recorded (Figure 28 in Appendix A, Table 5). One previously recorded archaeological site was depicted on AZSITE as within the current APE (NA19151); however, it was likely destroyed during construction of the Arizona Mountain Inn and Cabins and was not observed in 2026 (Figure 26). None of the IO's are recommended eligible for FRHP/NRHP/ARHP listing. Additional IO photos are available in Appendix A.

## **ARCHAEOLOGICAL SITES**

A single archaeological site (NA19151/AZ 1:14:539(MNA)/AR-03-04-03-292) was depicted in the southeastern portion of the APE on AZSITE (Figure 26). The site was recorded in 1980 by P. Stein, J. Hunt, and A. Baldwin of MNA and described as a sparse lithic scatter located along an intermittent drainage, consisting of approximately 25 – 30 obsidian and fine-grained basalt tertiary flakes (Original Site Form). Approximately 6% of the artifacts were collected at the time of the original recordation.

No evidence of this site was located during the 2026 pedestrian survey with the possible exception of PL21 which is a yellow/orange chert tested cobble, and the only Prehistoric artifact located during the current survey. It is highly likely that this site was not located in 2026 either because it was destroyed during construction of the Arizona Mountain Inn and Cabins, or it was mis-plotted by the original recorders.

## **Isolated Occurrences (IOs)**

A total of twenty-three IOs were recorded during the pedestrian survey (IO1 – IO23, Figure 28, Tables 5 - 6, Appendix A). All of the IOs are Historic with the exception of PL21, which is a tested chert cobble.

None of the IOs are recommended eligible for listing on the FRHP/NRHP/ARHP, and UTM's and additional photos can be located in Appendix A. IO's are not eligible under Criteria D because they do not generally contain enough information to be important to the Prehistoric or Historic past of a region. They are not eligible under Criteria A, B, or C because they are not associated with an important event or person, are not the work of a master, and/or do not convey important or distinctive characteristics of a period.

**Table 5**

IOs observed during the pedestrian survey for the Hidden Haven Estates Subdivision Project.

<b>IO No.</b>	<b>Description</b>	<b>Dimensions</b>
1	Historic rock pile, probably related to Historic occupation of the area in the middle Twentieth Century (circa ~ 1930 – 1970 AD) (Figure 4)	~ 5' diameter
2	Historic rock pile, probably related to Historic occupation of the area in the middle Twentieth Century (circa ~ 1930 – 1970 AD) (Figure 5)	~ 5' diameter
3	Historic rock pile and pit, probably related to Historic occupation of the area in the middle Twentieth Century (circa ~ 1930 – 1970 AD) (Figure 6)	~ 15' diameter
4	Historic rock pile and pit, probably related to Historic occupation of the area in the middle Twentieth Century (circa ~ 1930 – 1970 AD), associated ~ 30; long lead pipe with one end exhibiting a screw fitting and the other a sleeve fitting, probably for a Historic cistern (Figures 7 - 8)	~ 30' diameter ~ in an ~ 50' diameter area
5	Road cut, various piles of concrete/limestone/rock, probably middle Twentieth Century (circa ~ 1930 – 1970 AD) (Figure 9)	~ 100 X 20'
6	Pit (Figure 10)	~ 5' diameter
7	Excavated drainage ditch, continues from this point to the southeast corner of the PA (Figure 11)	~ 10' wide X 300' long
8	Wooden sledge/platform, constructed of large, milled timbers bolted with five large bolts, probably used to transport PL9 (Figure 12)	~ 8 X 4'
9	Historic machinery, combination table saw, jig saw, and planer; no maker's marks or other defining characteristics (Figure 13, Appendix A)	~ 10 X 4'
10	White ceramic house insulator, nailed to a tree, probably a middle Twentieth Century (circa ~ 1930 – 1970 AD) telephone line (Figures 14 - 15)	NA
11	1965 Cadastral survey marker (Figure 16)	~ 3' diameter
12	1965 Cadastral survey marker (Figure 17)	~ 3' diameter
13	Small pit, no photo	~ 2' diameter
14	~ ½ red brick, no photo	NA
15	Very light Historic trash scatter, ~ 10 clear glass bottle body shards, ~ 10 green glass bottle body shards, melted/burned red rubber blob, no photo	~ 30' diameter area
16	Historic Cabin, very small, on concrete pad, wood floors, has been maintained with newer roof and some other repairs (circa ~ 1930 – 1970 AD) (Figure 18, Appendix A)	~ 12 X 10'
17	Concrete pad, (circa ~ 1930 – 1970 AD) (Figure 19)	~ 12 X 10'
18	Pile of concrete, limestone, single dump episode (Figure 20)	~ 10' diameter
19	Axe/saw cut stumps in small area (Figure 21)	~ 50' diameter area
20	Historic/modern rock lined trail example, there are several of these around the cabins which were not recorded/mapped (Figure 22)	NA
21	Yellow/orange chert tested cobble, heavily weathered (Figure 23)	8.5 X 6.5 X 4.7 cm
22	Well head, poured concrete around a 6" diameter metal pipe (Figure 24)	6" diameter pipe
23	Historic Chevrolet truck bed converted into a trailer (Figure 25, Appendix A)	NA



**Figure 4**  
Rock pile (IO1), view southwest.



**Figure 5**  
Rock pile (IO2), view northwest.



**Figure 6**  
Rock pile & pit (IO3), view southwest.



**Figure 7**  
Rock pile & pit (IO4), view northeast.



**Figure 8**  
Pipe (IO4), view south.



**Figure 9**  
Road cut & rock piles (IO5), view south.



**Figure 10**

Pit (IO6), view east, small rock feature upper left is modern.



**Figure 11**

Drainage ditch (IO7), view southeast.



**Figure 12**  
Wooden sledge (IO8), view north.



**Figure 13**  
Table saw, jig saw, planer combination (IO9), view west.



**Figure 14**  
Insulator (IO10), view east southeast.



**Figure 15**  
Closer view of insulator (IO10), view east southeast.



**Figure 16**  
Survey marker (IO11).



**Figure 17**  
Survey marker (IO12).



**Figure 18**  
Cabin west wall details & window (IO16), view east.



**Figure 19**  
Concrete pad (IO17), view northeast.



**Figure 20**  
Rock pile (IO18), view west.



**Figure 21**  
Axe/saw cut stumps (IO19), view northeast.



**Figure 22**  
Modern/Historic rock-lined trail (IO20), view southeast.



**Figure 23**  
Tested cobble (IO21).



**Figure 24**  
Well head (IO22), view oblique north (scale is 6 inches).



**Figure 25**  
Truck bed trailer (IO23), view northwest.

## RESOURCE SYNTHESIS

The cultural resources pedestrian survey of the APE revealed no archaeological sites and twenty-three IOs. A previously recorded archaeological site was depicted within the southern portion of the APE (NA19151); however, it was not located during the 2026 pedestrian survey. None of the IOs are recommended eligible for FRHP/NRHP/ARHP listing.

The Arizona Mountain Inn and Cabins currently occupies the property. Construction began in 1949, when a single cabin was built on the property (Cabin #1), and continued through the early 1970s. A total of 14 structures within the project area were constructed prior to 1972 and meet the 50-year threshold for evaluation under NRHP, ARHP, and FRHP criteria as well as Flagstaff Zoning Code Section 10-30.30.050.

A built-environment evaluation of all 14 structures was completed by Lithos Paleontology and Cultural Resource Consultants, LLC (Bartholomew and Recksieck 2026). The evaluation included field documentation, archival research, integrity assessments, and determinations of eligibility for listing on the NRHP, ARHP, and FRHP. None of the 14 structures are recommended eligible for listing under any criteria. The structures are common examples of mid-twentieth-century vernacular and A-frame cabin types with no distinguishing architectural features, no associations with significant persons or events at any level of significance, and limited potential to yield additional important information. The full built-environment evaluation is presented in Appendix B.

The PA as a whole was heavily utilized during the entire Historic Period, which is represented by Historic trash, axe and saw cut stumps, and Historic/modern features. The Historic period use of the area was expected given its proximity to both Flagstaff and Fort Tuthill.

Prehistoric use of the PA appears to have been minimal. A single Prehistoric isolate tested cobble (IO21) was observed during the pedestrian survey. More Prehistoric resources were expected than were observed, however, as previously mentioned, the entire PA has been heavily disturbed during the Historic period.

## SUMMARY AND RECOMMENDATIONS

Mary & Brian Bostwick/Hidden Haven Estates Subdivision proposes to develop a single-family lot subdivision on four parcels (Parcels APN 105-05-001A, and 105-05-002B, C, & D) located at 4200 S. Lake Mary Road, totaling approximately 23 acres. The project is located on privately managed lands in north-central Arizona, west-southwest of and adjacent to the city of Flagstaff and will consist of 49 single-family homes. Since the project will require permits, it is subject to City of Flagstaff Heritage Preservation Code (10-30.30) review and compliance and Arizona Antiquities Act review and compliance. No federal nexus requiring National Historic Preservation Act Section 106 review has been identified for this project. Should a federal nexus be identified during future project permitting, additional compliance under Section 106 may be required. A 100% cultural resources pedestrian survey of the project area was completed which identified twenty-three IOs and no archaeological sites. This report was completed by Principal Investigator Alan L. Bartholomew, MA, RPA, GIS, a Secretary of the Interior qualified archaeologist, with archaeologist/tribal monitor Nathan Lefthand and archaeological technician Ace Overmann.

No archaeological sites were located during the pedestrian survey, and 23 isolated occurrences were documented, none of which are recommended eligible for FRHP/NRHP/ARHP listing.

A built-environment evaluation of the 14 historic structures within the project area was completed

by Lithos Paleontology and Cultural Resource Consultants, LLC, in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and the requirements of Flagstaff Zoning Code Section 10-30.30.050 (Bartholomew and Recksieck 2026; see Appendix B). None of the 14 structures are recommended eligible for listing on the NRHP, ARHP, or FRHP under any criteria (Bartholomew and Recksieck 2026; see Appendix B).

Based on these findings, project clearance is recommended and no further cultural resources work is recommended for the Hidden Haven Estates Subdivision project.

## PREPARER QUALIFICATIONS

### **Alan L. Bartholomew, MA, RPA, GIS — Principal Investigator / Project Director**

Alan Bartholomew meets the Secretary of the Interior's Professional Qualification Standards for Archeology. He holds a Master of Arts in Anthropology with a focus in Archeology from the University of Wyoming (2001) and a Bachelor of Arts in Anthropology with a focus in Archeology from the University of Wyoming (1997). He also holds a GIS Certificate from Northern Arizona University (2014).

Mr. Bartholomew is a Registered Professional Archaeologist (RPA, registered since 2010) and holds an Advisory Council on Historic Preservation (ACHP) Section 106 Certification. He has over 30 years of professional experience in cultural resource management across 16 states. His experience encompasses directing large-scale cultural resource inventories, supervising testing and data recovery/excavation projects, pedestrian surveys, archaeological monitoring, NRHP eligibility recommendations, and technical report preparation. He has extensive familiarity with federal, tribal, state, and municipal environmental and cultural resource compliance legislation. Mr. Bartholomew currently serves as Senior Archaeologist with Lithos Paleontology & Cultural Resource Consultants and holds current permits with Arizona State Lands (ASM 2026-066bl), Prescott National Forest (ARPA PNF-169, exp. 2030), and Nevada BLM (Principal Investigator N-0072).

### **Nathan J. Lefthand — Archaeologist / Tribal Monitor**

Nathan Lefthand served as Archaeologist and Tribal Monitor for the pedestrian survey under the direction of Principal Investigator Alan L. Bartholomew. He holds a Bachelor of Arts in General Studies with a focus in Southwest United States History from Northern Arizona University (1993). Mr. Lefthand has over 30 years of experience in cultural resource management in the Southwest, beginning with the Navajo Nation Archaeological Department (1991-1993) and Plateau Mountain Desert Research (1993-1999), where he conducted cultural resource surveys, significance testing, data recovery, and National Register of Historic Places nominations for clients including the Arizona Department of Transportation. He subsequently served as a full-time Archaeologist with Harris Environmental Group, Inc. (2018-2021), conducting cultural resource surveys for federal contracts in the greater Southwest with specializations in ceramic, lithic, and ground stone analysis. He has been a contract archaeologist since 2015. Mr. Lefthand holds certifications in Federal Laws and Section 106/110 Compliance from the National Register of Historic Places (1993), Traditional Cultural Properties (1994), and NAGPRA from the National Preservation Institution (2024). He is a member of the Arizona Archaeological Society and the Society for American Archaeology. Mr. Lefthand has authored or co-authored over 110 technical reports on file with the Arizona State Museum.

### **Ace Overmann, MA — Archaeological Technician**

Ace Overmann served as Archaeological Technician for the pedestrian survey under the direct supervision of Principal Investigator Alan L. Bartholomew. Mr. Overmann holds a Master of Arts in Anthropology from Northern Arizona University (2024) and a Bachelor of General Studies with a focus in Anthropology and Geography from the University of Kansas (2020). He has completed archaeological field schools in Belize (Belize Valley Archaeological Reconnaissance, 2023) and Turkey (Boncuklu Archaeological Field School, 2021), where he gained experience in excavation, site recording, data collection, and field supervision. He has additional experience in artifact identification, analysis, and data management through research positions at the University of Kansas and Northern Arizona University Departments of Anthropology.

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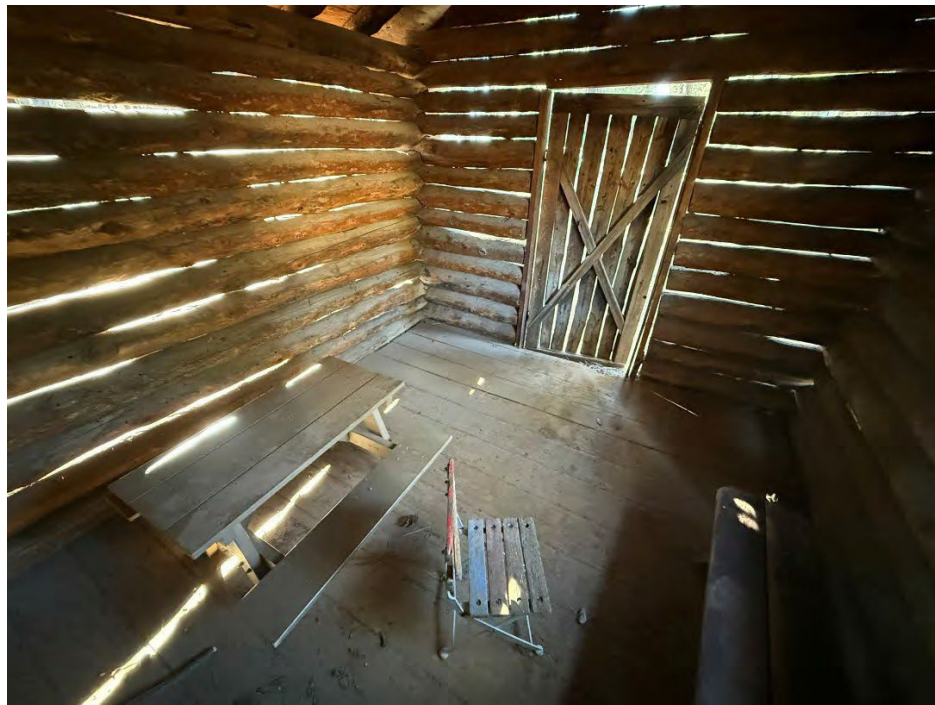
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# **Appendix B**

## **BUILT-ENVIRONMENT EVALUATION OF HISTORIC STRUCTURES**

**Lithos Paleontology and Cultural Resource  
Consultants, LLC Report No. 26-013**



# LITHOS

PALEONTOLOGY & CULTURAL  
RESOURCE CONSULTANTS

## A Built-Environment Evaluation for the Hidden Haven Estates Subdivision Project Near Flagstaff, Coconino County, Arizona

Alan L. Bartholomew  
Colin Recksieck

April 6, 2026



**A BUILT-ENVIRONMENT EVALUATION FOR THE HIDDEN  
HAVEN ESTATES SUBDIVISION PROJECT NEAR FLAGSTAFF,  
COCONINO COUNTY, ARIZONA**

**Report No.: 26-013**

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AND

Hidden Haven Estates Subdivision  
Brian & Mary Bostwick

**Agency:**

City of Flagstaff  
Heritage Department

April 6, 2026





## EXECUTIVE SUMMARY

Mary & Brian Bostwick/Hidden Haven Estates Subdivision propose to develop a single-family lot subdivision (Project) consisting of 49 single-family homes on four parcels (Parcels APN 105-05-001A and 105-05-002B, C, and D) totaling approximately 23 acres. The proposed Project is located on privately managed lands in north-central Arizona at 4200 S. Lake Mary Road, west-southwest of and adjacent to the City of Flagstaff, Arizona. Since the proposed Project will require various permits if undertaken, it may be subject to City of Flagstaff Heritage Code (10-30.30) review and compliance, National Historic Preservation Act Section 106 review and compliance, and/or the Arizona Antiquities Act review and compliance.

This report is a Built-Environment (BE) evaluation of the historic structures on the property that were constructed prior to 1972. A cultural resources intensive pedestrian survey of the Project Area (PA) has also been completed (Bartholomew & Lefthand 2026).

A total of fourteen structures were documented for this built environment survey and evaluation study, with none of the structures recommended eligible individually for listing on the NRHP/ARHP/FRHP. Additionally, the group of structures were evaluated as a potential historic district, with the district being recommended not eligible for listing on the NRHP/ARHP/FRHP.

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# 1 INTRODUCTION

Mary & Brian Bostwick/Hidden Haven Estates Subdivision propose to develop a single-family lot subdivision consisting of 49 single-family homes on four parcels (Parcels APN 105-05-001A and 105-05-002B, C, and D), totaling approximately 23 acres (Figure 1-2). The Project is located at 4200 S. Lake Mary Road on privately managed lands in north-central Arizona, west-southwest of and adjacent to the City of Flagstaff, Arizona. Since the Project will require permits, it may be subject to the City of Flagstaff Heritage Code (10-30.30) review and compliance, National Historic Preservation Act Section 106 review and compliance, and/or the Arizona Antiquities Act review and compliance. This report presents a Built-Environment (BE) evaluation of the existing historic-age structures within the Project Area (PA) constructed prior to 1972 and evaluates these resources both individually and collectively as a potential historic district.

## 1.1 PROJECT LOCATION

The Area of Potential Effects (APE) for the Project consists of a single, approximately 23-acre block consisting of four parcels (APN 105-05-001A and 105-05-002B, C, and D), located approximately 1.1 miles southeast of the Interstate 40 / Interstate 17 (I-40/I-17) interchange near Flagstaff, Coconino County, Arizona (Figure 1-3). The Project is located on privately managed lands in a portion of Section 33 of Township 21 North, Range 7 East (S33, T21N R7E), Gila and Salt River Baseline and Meridian (G&SRB&M), as depicted on the Flagstaff West, Arizona, United States Geological Survey (USGS) 7.5' series topographic quadrangle map.

## 1.2 PERSONNEL

Alan Bartholomew, M.A., RPA, who is qualified under the Secretary of the Interior's Standards (36 CFR 800 Part 61) for archaeology and completed the archaeological survey for the proposed Project, is the primary author of this report. Mr. Bartholomew conducted the archival research and completed the field survey. Qualified under the Secretary of the Interior's Standards for architectural history, Colin Recksieck, M.B.A., oversaw the preparation and completion of the architectural resource evaluations and served as the secondary author of this report. Mr. Recksieck provided senior technical review of the report. Resumes for project personnel are included in Appendix A of the report.



Figure 1-1. General Project Area Overview Photo for the Hidden Haven Estates Subdivision Project (View South)

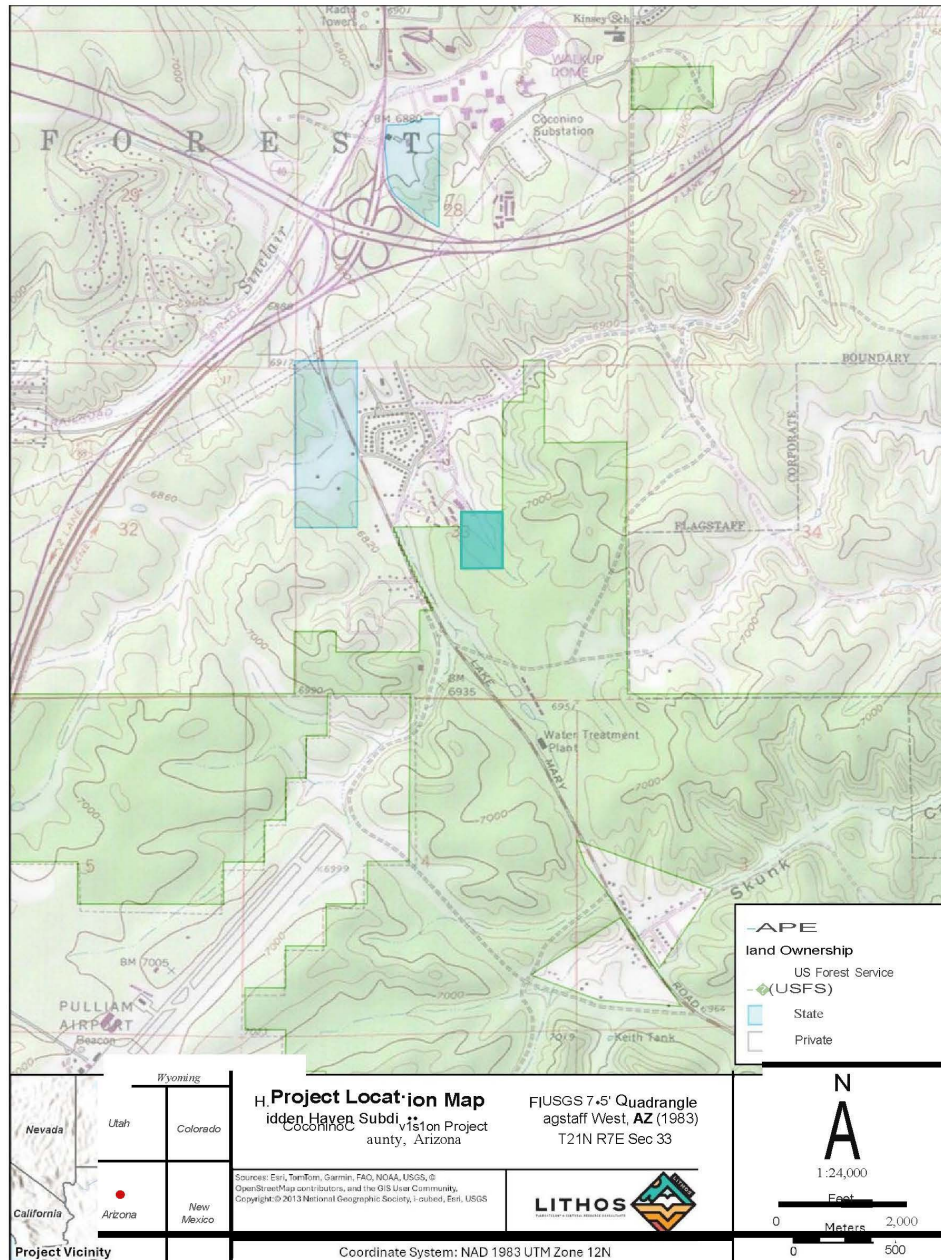


Figure 1-2. General Project Area Map

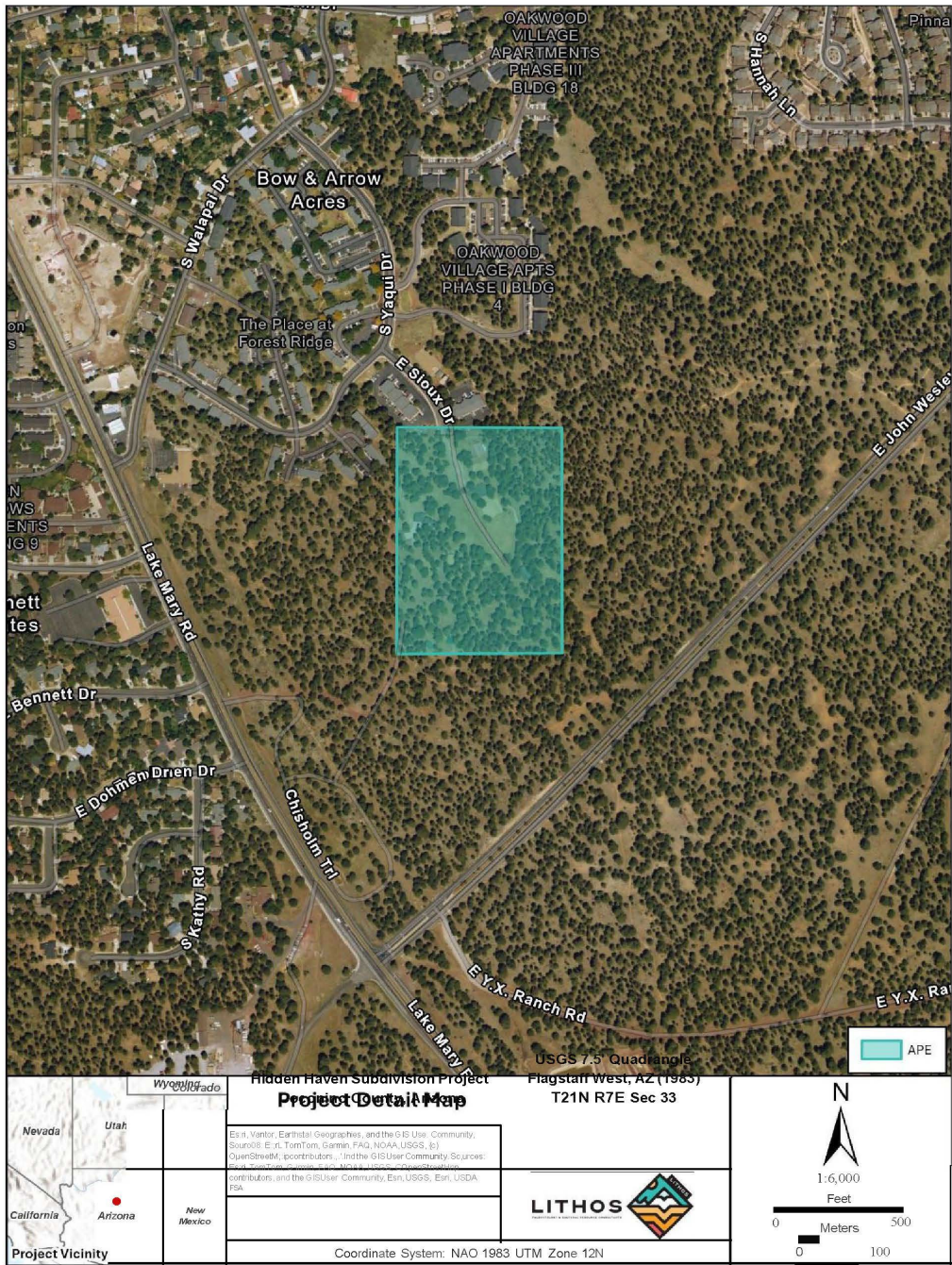


Figure 1-3. General Project Area Map (1:24K)

## 2 REGULATORY SETTING

Numerous laws, ordinances, regulations, and standards (LORS), on Federal, State, and local levels, seek to protect and target the management of historical resources. Applicable Federal, State, and local LORS are briefly discussed below.

### 2.1 NATIONAL HISTORIC PRESERVATION ACT

The National Historic Preservation Act (NHPA) sets in place a program for the preservation of historic properties. Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) requires federal agencies to consider the effects of their undertakings on historic properties and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The process, implemented at 36 CFR Part 800, includes defining an Area of Potential Effects (APE), identifying cultural resources within the APE, evaluating their eligibility for listing in the National Register of Historic Places, and assessing effects in consultation with the Arizona State Historic Preservation Office (AZSHPO) and other consulting parties.

Eligibility determinations are made in accordance with the NRHP criteria for evaluation (36 CFR § 60.4). Properties may qualify under Criterion A (association with significant events), Criterion B (association with significant persons), Criterion C (distinctive architectural characteristics, construction methods, or the work of a master), or Criterion D (information potential). In addition to meeting one or more criteria, a property must retain integrity of location, design, setting, materials, workmanship, feeling, and association. Effects are then evaluated under the criteria of adverse effect (36 CFR § 800.5), which considers whether an undertaking may alter characteristics that qualify a property for inclusion in the NRHP.

### 2.2 ARIZONA ANTIQUITIES ACT

The Arizona Antiquities Act (A.R.S. § 41-841 et seq.) governs archaeological investigations and the treatment of cultural resources on state-owned or state-controlled lands. Permits are administered through the Arizona State Museum, which also maintains statewide cultural resource records. The Act requires that investigations be conducted by qualified professionals and that resulting documentation and materials be curated in an approved repository.

In addition to federal listing, properties in Arizona may be listed in the Arizona Register of Historic Places (ARHP). Evaluation for inclusion in the ARHP generally mirrors the NRHP criteria, applying comparable standards of significance and integrity. As a result, assessments prepared for Section 106 compliance typically provide the analytical basis for determining eligibility at both the federal and state levels, and evaluations for ARHP listing are ordinarily aligned with NRHP Criteria A-D and integrity considerations.

### 2.3 FLAGSTAFF HERITAGE PRESERVATION CODE

The Flagstaff Heritage Preservation Code, codified in Title 10 of the Flagstaff City Code (Section 10.30.30), establishes procedures for designation and protection of historic

landmarks and districts within the City of Flagstaff. Administration is overseen by the Flagstaff Heritage Preservation Commission, which reviews nominations and proposed alterations affecting designated properties. Consistent with the evaluation requirements outlined in Flagstaff Heritage Code Section 10.30.30.050, which call for the assessment of each evaluated property's historical significance, architectural or cultural value, and integrity, these standards were applied in this evaluation report.

Designated properties are listed in the local register, commonly referred to as the Flagstaff Register of Historic Places (FRHP). Local designation criteria, as set forth in the municipal code, are substantively consistent with the NRHP framework, considering associations with significant events and persons, architectural distinction, information potential, and integrity. Evaluations prepared using NRHP criteria typically inform determinations of eligibility for local listing, and the analytical standards applied for FRHP consideration generally align with those used for NRHP and ARHP evaluations.

### 3 PROJECT SETTING

#### 3.1 PHYSIOGRAPHIC CONTEXT

The APE is located within Coconino County, Arizona, in the north-central portion of the state in the transition zone between the "Basin and Range" and "Colorado Plateau" physiographic provinces. The entire APE is located within Madrean Upper Montane Conifer-Oak Forest and Woodland (HABIMAP, Arizona Department of Game and Fish 2025).

The entirety of the PA is located within Permian sedimentary rocks consisting of "gray to tan, cherty limestone of the Kaibab and Toroweap Formations, and underlying white to tan, fine-grained Coconino Sandstone. Limestone was deposited in a shallow sea, and sandstone was deposited in near-shore dunes and beach settings (270-280 Ma)" (USGS 2026).

Observed natural vegetation primarily consists of Ponderosa and Oak forest with associated understory shrubs and grasses. Observed edible species include blackberry, raspberry, prickly pear cacti, yarrow, and yucca. Observed fauna include various small songbirds, crows/ravens, and squirrels.

#### 3.2 CULTURAL SETTING

The cultural history of north-central Arizona can be roughly divided into broad periods. The number of periods varies depending upon the researcher, but for the purposes of this synthesis, five will suffice: Paleoindian (Circa ~12,500-9,000 BP), Archaic (Circa ~9,000-2,000 BP), Ceramic (Circa ~2,000-500 BP), the Ethnohistoric Period (Circa ~500-160 BP), and the Contact/Historic Period (Circa ~160 BP-Present). These periods loosely represent similar ways of life for the people who lived during them and are loosely separated by technology or major events. For instance, one of the major differences between the Paleoindian and Archaic periods is the advent of ground stone (or at least an appreciable increase in its use). Paleoindians were also highly mobile hunter-gatherers living in small groups, whereas the Archaic people became somewhat more sedentary, lived in larger

groups, and eventually developed agriculture. For this evaluation report, only the historic period will be discussed, and a full cultural history can be found in the Project archaeological report (Bartholomew & Lefthand 2026).

### 3.2.1 Historic Period

The first known European contact with native tribes in the region was by the Spanish in 1583, when Antonio de Espejo led a party of Spaniards and Indian guides at least as far north as the Jerome area in the Black Hills north of Prescott, Arizona (Anduze et al. 2003). Further organized and named Spanish expeditions followed, though it is doubtless that numerous unnamed expeditions and explorative individuals encountered the native peoples both before and after Espejo. In fact, the majority of Spanish and native encounters, and subsequent exchange of cultural ideas, were probably on an individual basis and have been lost to time.

French influence in the southwest is poorly understood since Spain controlled the majority of the region. However, between 1583 and 1803, France controlled at least a third of New Mexico and most of Colorado. Given the veracity of French trappers in the western Rocky Mountains during this period, it would be nearly inconceivable that no French ventured into this part of Arizona, given the proximity to French territory in surrounding states. Written accounts are available of French trappers on the Salt River and its tributaries in the first quarter of the nineteenth century (Hill 1923), so it is likely to have occurred much earlier.

The Flagstaff area became widely visited by Anglo-Europeans from the United States by the eighteenth century. Given that Europeans had been in the southwest since the 1500s, it is again nearly inconceivable to think that no Americans made it to the area prior to any written accounts or known explorations. The Flagstaff area officially became a ward of the United States when Arizona was granted territorial status on February 24, 1863. Arizona became a state on February 14, 1912.

Prior to 1863, the Flagstaff area was part of New Mexico Territory as ceded by Mexico during the Treaty of Guadalupe Hidalgo ending the Mexican-American War on May 30, 1848. The area, though a territory, was governed by the United States Military until 1850. Various military expeditions passed through the region when it was a part of New Mexico, and fur trapping/exploration of the area was rampant due to abundant game and other resources.

Ranching and agriculture became a major component of the Flagstaff area during the last quarter of the nineteenth century and continue until today. Enormous cattle and sheep operations, some controlling hundreds of thousands of acres, became major employers and contributors to the economy of the region. The Babbit Ranches, Flying M Ranch, and Diablo Ranches have all operated since the late nineteenth century and together control more than 1.5 million acres of Arizona.

The Atlantic and Pacific Railroad (A&PRR) laid tracks through Flagstaff during 1881-1882 AD, and later became part of the Atchison, Topeka and Santa Fe Railway (AT&SFRR) in the 1890s. Railways were critical to the growth and prosperity of the region and were used to

transport people, goods, and ideas into northern Arizona, and to transport agricultural products, timber products, and minerals out of the region.

The United States Highway System followed the railroads, with the completion of Route 66 through Flagstaff in 1926. The Interstate Highway System followed the United States Highway System and reached Flagstaff in 1966-1968 with the construction of I-40, running east to west from Wilmington, North Carolina, to Barstow, California. Interstate 17 (I-17) between Phoenix, Arizona, and Flagstaff, Arizona, was completed in 1978.

### 3.2.2 Twentieth Century Events and Population Growth

Flagstaff's population growth has been closely tied to its transportation access, economic shifts, and institutional development since the 1800s. Early settlement remained modest until the arrival of the railroad in the 1880s, which brought workers, merchants, and ranching families who established permanent neighborhoods (Janus Associates 1985; Woodward Architectural Group 1993). The twentieth century witnessed Flagstaff grow from a timber and railroad town of around 3,000 inhabitants in 1920 to a tourism and educational hub of around 53,000 people by 2000, according to the U.S. Census (World Population Review 2026). The mid-twentieth century brought accelerated growth as Flagstaff expanded its industrial base and strengthened its role as a regional service center with the completion of Route 66 (also called "The Mother Road") in 1926, extending 2,448 miles from Chicago, Illinois, to Santa Monica, California, passing through the town. It was a major travel route during the Great Depression and later became an interstate travel route supporting the tourism industry, and an efficient way to exchange products and ideas across the nation.

Construction on the Lowell Observatory just outside Flagstaff was initiated in the late nineteenth century. The Observatory became important during the first half of the twentieth century, particularly after the discovery of the dwarf planet Pluto by Clyde Tombaugh in 1930 (Janus Associates 1985). Today, the facility exhibits numerous telescopes at various locations surrounding the Flagstaff area.

Northern Arizona University (NAU) is often thought of as Arizona's third major university behind Arizona State University (ASU) in Tempe/Phoenix, and The University of Arizona (U of A) in Tucson, with the three universities being governed by the Arizona Board of Regents (ABOR 2026). NAU was founded in 1899 as the "Northern Arizona Normal School" with 23 students and two faculty members and currently has an enrollment of around 30,000 students and 977 full-time faculty (NAU 2026). As NAU expanded throughout the mid-twentieth century, increased demand for off-campus housing contributed to residential development patterns south of Flagstaff, including properties such as the Arizona Mountain Inn and Cabins, which while not expressly built for school purposes, instead likely driven by general housing demands from an expanding population, provided residences and cabins that were used as long- and short-term housing by student and faculty as part of the City's broader population growth.

Another important twentieth century development was the construction of the Arizona Snowbowl Ski Area just northwest of Flagstaff on the San Francisco Peaks, beginning in 1938 (Discover Flagstaff 2026), with the first chairlift constructed in 1962 (NAU 1962). Arizona

Snowbowl is one of the oldest continually operating ski resorts in the United States and annually brings approximately \$50 million to the Flagstaff economy (Discover Flagstaff 2026; Cronkite News 2017).

### 3.2.3 Tourism

Tourism emerged as a major economic force in Flagstaff during the early twentieth century, supported by the city's proximity to natural attractions such as the Grand Canyon and its position along key transportation corridors. The railroad brought early visitors, prompting the development of hotels, commercial services, and tour operations that catered to travelers exploring northern Arizona's landscapes. These early patterns are reflected in city preservation materials that identify tourism-related resources, including Route 66 alignments and roadside architecture, as significant components of the community's cultural heritage (City of Flagstaff 2023).

The establishment of Route 66 in 1926 transformed Flagstaff into a major stopover for automobile travelers. Motels, diners, and service stations proliferated along the corridor, shaping the city's mid-century commercial identity. Even during periods of economic downturn, tourism remained a stabilizing force, and the city's long-term planning documents continue to emphasize the importance of tourism infrastructure and visitor services in shaping land use and economic development (City of Flagstaff 2023).

In the broader regional context, recreation and tourism within the surrounding national forests, including the Coconino National Forest near the PA, expanded substantially after World War II. According to the National Park Service–hosted history of the U.S. Forest Service in the Southwest (Region 3), recreational use of national forests increased dramatically during the mid-twentieth century as automobile access, federal investment, and public interest in outdoor recreation expanded (NPS 2008). This growth was primarily expressed through the planned development of recreational infrastructure such as designated campgrounds, picnic areas, forest roads, trail systems, and managed dispersed camping areas, rather than through private lodging construction on adjacent lands.

By the mid-twentieth century, the area around the Project had become a major recreational access route, linking Flagstaff residents and visitors to boating, fishing, and camping areas around Lake Mary. The city and regional partners continue to monitor and manage the watershed for recreation, hydrology, and forest health, as documented in the Upper Lake Mary Watershed Monitoring Program (City of Flagstaff 2022). The area's proximity to trailheads has also made it a popular route for cyclists and runners, contributing to its identity as a recreational gateway. That said, while Lake Mary Road became an important access route for recreational destinations south of Flagstaff, tourism-focused development in this area was generally associated with Forest Service–managed facilities rather than informal or privately developed lodging clusters, such as what would become the Arizona Mountain Inn and Cabins.

Today, tourism is Flagstaff's largest economic sector, employing nearly 8,000 people and generating an annual economic impact of approximately \$565 million, according to the Discover Flagstaff FY 2025 Annual Report (Discover Flagstaff 2025). The city's tourism

economy now includes heritage tourism, outdoor recreation, scientific tourism, and Route 66-related cultural programming, all of which contribute to ongoing investment in preservation, recreation infrastructure, and community vitality.

Within this context of tourism development in Flagstaff, the Arizona Mountain Inn and Cabins, as will be discussed in the following Section 3.3, does not reflect the primary patterns or forms of tourism focused development that characterized the City's mid-twentieth century growth. Rather than functioning as purpose-built commercial lodging, roadside accommodation, or Forest Service-associated recreational infrastructure, the property developed primarily as a residential compound, with its explicitly tourism-oriented use emerging only later through adaptive reuse and further development as visitor accommodations.

### 3.3 PROJECT AREA SPECIFIC CONTEXT

#### 3.3.1 The Waneks & Arizona Mountain Inn and Cabins

##### **General Information**

Much of the following information was gathered from the Arizona Memory Project, which is a database containing pertinent information concerning the history of Arizona. These include historic newspapers, magazines, journals, and other publications, city directories (White Pages, Yellow Pages, others), photographs, government (local/state/tribal/other) documents, and various other information.

According to the Arizona Mountain Inn and Cabins website, Raymond Wanek first arrived in Flagstaff in 1948, when Ray purchased 13 acres of the current PA. Ray, a traveling salesman at the time, met and married Paulene in 1953, and built Cabin #2 in 1956. The Waneks had four children, all of whom were raised on the property. There is some conflict between the records at the Coconino County Assessor's office and the official narrative, as the assessor's office has Cabin #1 constructed in 1955, and Cabin #2 constructed in 1962 (Table 5-1).

The additional cabins and structures within the PA were constructed afterward, with the final "Hogan" structure and "Main Inn" constructed in 1988. The cabins on the property were used for long- and short-term rentals, particularly by Northern Arizona University (NAU) students and faculty, throughout their existence prior to 1998.

The property was owned by the Waneks until 1998, when it was sold to the current owners, Brian and Mary Bostwick. The Bostwicks have operated the Arizona Mountain Inn and Cabins as short-term rentals and a Bed and Breakfast since that time.

Raymond Wanek passed away in September 2003, and his family spread his ashes near Cabin #1, their original residence on the property and most likely the first cabin Ray constructed. Paulene passed away in March 2025 after enjoying 27 years of retirement.

**Flagstaff Directories and Businesses**

Ray Wanek constructed several of the buildings of the properties during the 1950s and 1960s; however, no references to the residences individually or the Arizona Mountain Inn and Cabins as a business operation could be located within twentieth-century Flagstaff, Arizona, White Pages, Yellow Pages, or City Directories during the 1950s or 1960s. Reverse phone number and address searches for the property and the Waneks also reveal no information concerning the buildings on the properties prior to 1976. The 1976 Flagstaff City Directory lists the following:

ARIZONA MOUNTAIN INN

RAY C. WANEK & PAULENE C. WANEK CO-OWNERS

RUSTIC FOREST CABINS, RESORT-LAKE MARY RD BOX 685  
774-8959

No information concerning who the other “Co-Owners” were, though it is possible that Ray and Paulene together were the co-owners.

**Minnesota Woolen Company**

In 1953, the “Minnesota Woolen Co” is listed in the Flagstaff Yellow Pages with the same phone number and address as Ray Wanek (Table 3-1). As the years progressed, the Minnesota Woolen Co. underwent slight name changes to “Minnesota Woolens” (1959), “Minnesota Woolen Family Clothing” (1962), “Minnesota Woolen Fashion Wagon” (1968), “Minnesota Woolen Company Fashion Wagon” (1969), and finally back to the original “Minnesota Woolen Co” by 1975. It appears Ray and Paulene were “keeping up with the times” through these name changes in an attempt to remain relevant and contemporary with current societal lingo and norms.

**TABLE 3-1. DIRECTORY LISTINGS OF BUSINESS & PERSONAL PHONE NUMBERS AND ADDRESSES FOR THE WANEEKS PRIOR TO 1975**

<b>Year</b>	<b>Directory</b>	<b>Listing Name</b>	<b>Address</b>	<b>Phone Number</b>
<b>City of Flagstaff Directories</b>				
1953	White Pages	Wanek, Ray C.	Lake Mary Rd	028 - J2
1953	Yellow Pages	Minnesota Woolen Co.	Lake Mary Rd	028 - J2
1954	White Pages	Wanek, Ray C.	Lake Mary Rd	068 - J2
1954	Yellow Pages	Minnesota Woolen Co.	Lake Mary Rd	068 - J2
1955	City Directory	Wanek, Raymond C. {Paulene} sls mgr Minn Woolen	Lake Mary Rd Oak Creek Rd	068 - J - 2
1955	White Pages	Wanek, Ray C.	Lake Mary Rd	068 - J2
1955	Yellow Pages	Minnesota Woolen Co	Lake Mary Rd	068 - J2
1956	White Pages	Wanek, Ray C.	Lake Mary Rd	068 - J2
1956	Yellow Pages	Minnesota Woolen Co	Lake Mary Rd	068 - J2
1957	White Pages	Wanek, Ray C.	Lake Mary Rd	PR - 4 - 3092

1957	Yellow Pages	Minnesota Woolen Co	Lake Mary Rd Flagstaff	PR - 4 - 3092
1958	City Directory	Wanek, Raymond C. {Paulene} sls mgr Minn Wln Co	Lake Mary Rd Rt 1 bx 490	PR - 4 - 3092
1958	White Pages	Wanek, Ray C.	Lake Mary Rd	PR - 4 - 3092
1959	City Directory	Minn Woolen Co	Lake Mary Rd Rt 1 bx 490	None Listed
1959	City Directory	Wanek, Raymond C. {Paulene} slsmgr Minn Woolens	Lake Mary Rd Rt 1 bx 490	None Listed
1960	White Pages	Wanek, Ray C.	Lake Mary Rd	PR - 4 - 7819
1961	City Directory	Wanek, Ray C. {Paulene} 2 H emp Minnesota Woolens h ns	Lake Mary Rd RD 1 PO Bx 490 {FLAG}	PR - 4 - 7819
1962	White Pages	Minnesota Woolen Family Clothing	305 S Beaver	774 - 7963
1962	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 7819
1963	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 7819
1964	White Pages	Minnesota Woolens	2501 E Elder Dr.	774 - 5881
1968	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 8959
1968	White Pages	Minnesota Woolen Fashion Wagon	Lake Mary Rd	774 - 8959
1968	Yellow Pages	Minnesota Woolen Fashion Wagon	Lake Mary Rd Flagstaff	774 - 8959
1969	White Pages	Minnesota Woolen Company Fashion Wagon	Lake Mary Rd	774 - 8959
1969	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 8959
1970	City Directory	Minnesota Woolen Fashion Wagon ladies ready to wear Ray Wanek mgr	Lake Mary Rd	8959
1971	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 8959
1973	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 8959
1974	White Pages	Wanek, Ray C.	Lake Mary Rd	774 - 8959
1975	City Directory	Minnesota Woolen Co Ray C Wanek sls mgr	Lake Mary Rd Rt 2 Box 685	774 - 8959
1975	City Directory	Wanek, Ray C {Paulene C} sls mgr Minn Woolen Ch. Lisa '59 Mary '62 Paul '68	Lake Mary Rd Rt 2 Box 685	774 - 8959

**Flagstaff-Williams-Oak-Creek-Sedona Directory**

1955	City Directory	Minnesota Woole* Co R C Wanek slsmgr	Lake Mary Rd: Oak Creek Star Rt	068 - J - 2
1955	City Directory	Wanek, Raymond C. {Paulene} sls mgr Minn Woolen	Lake Mary Rd Oak Creek Rt	068 - J - 2

**The Mullin-Kille and Baldwin Phoenix, Arizona, ConSurvey City Directory**

1961	City Directory	Wanek, Raymond C {Paulene C} mfrs rep	6134 N 13th Pl	9 - 7544
1963	City Directory	Wanek, Raymond C {Paulene C} mfrs rep	6134 N 13th Pl	9 - 7544

**January Mountain States Phoenix Telephone Directory**

<b>1961</b>	City Directory	Wanek Ray C clthng	6134N13PI	279 - 7544
<b>1963</b>	City Directory	Wanek Ray C clthng	6134N13PI	279 - 7544

**Cole's Directory, Criss Cross/Cross Reference Greater Phoenix**

<b>1963</b>	City Directory	6134 Minn Wooln Co Dist R C Wanek CLOTHING	6134 N 13th Pl	2797544
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\* 'n' missing in original.

Throughout this entire period (circa 1953-1975) the Minnesota Woolen Company shares the same addresses and phone numbers as the Waneks, and Ray and Paulene are often listed as “sales managers” or “managers” in the directories. It appears the Waneks had a separate physical address from their home address for the Minnesota Woolen Company during 1962, when it was located at 305 S Beaver Street, and in 1964, when it was listed at 2501 E Elder Drive. It is unknown if there was a physical storefront, or if the Waneks simply operated from these localities.

Ray and Paulene and “Minnesota Woolen” are listed in the Phoenix, Arizona 1961-1963 Supplement of The Mullin-Kille Phoenix, Arizona ConSurvey City Directory with an address of 6134 N. 13th Place and phone number of “9 -7544”. Based on the Flagstaff directories, it is highly likely that the Waneks were living in Flagstaff at the time but attempting to promote the Minnesota Woolens business in the greater Phoenix area.

**Local Newspaper and Magazine Records for the Waneks**

The Waneks are mentioned several times in various local newspapers and magazines.

Several “Help Wanted” advertisements were placed by Ray Wanek during 1966 for the Minnesota Fashion Wagon (Figure 3-1). The first appears in the 06-30-1966 edition of the Red Rock News, with subsequent advertisements in the 07-07-1966, 07-14-1966, 07-21-1966, 07-28-1966, 08-04-1966, 08-11-1966, 08-18-1966, 08-25-1966, 09-01-1966, and 09-08-1966 editions. It is interesting to note that Ray’s information is absent from Flagstaff directories from 1965-1967, and he had a Phoenix, Arizona address in 1966, suggesting he may have relocated to the Phoenix area, potentially in a bid to establish the Minnesota Fashion Wagon clothing line there.

**HELP WANTED: Now available --  
Full or parttime franchise, man or  
woman, for Minnesota Fashion  
Wagon clothing line. Established  
customers are ready to see the New  
Golden Anniversary Fashions for  
fall. A Golden Opportunity for the  
right person.  
Write Ray Wanek, 6134 N. 13th  
Place, Phoenix, Arizona or call  
279-7544. 6-30-7-21 cW**

**Figure 3-1. Ray Wanek's 1966 Red Rock News Advertisement Seeking an Employee**

Mary Wanek, born in 1962 and the second child of Ray and Paulene, appears in an advertisement for "McQ's Children's Western Wear" in the 01-23-1970 edition of Arizona Living: Scottsdale Weekly (Figure 3-2). Lisa Wanek, born in 1959 and the first child of Ray and Paulene, appears in an advertisement in the 02-13-1970 edition for the same company (Figure 3-2).



**Figure 3-2 Advertisements From Arizona Living: Scottsdale Weekly Magazine Depicting Two of the Wanek's Children**

The 12-03-1975 edition of the Red Rock News states that Paulene Wanek was the Chairman of the 15th Annual Turquoise Charity Ball to be held at "Little America in Flagstaff on Saturday evening, December 6th, under the auspices of the Flagstaff Community Hospital Auxiliary... During the evening, a lovely crystal bowl, hand-engraved by Mrs. Wanek's father, Joseph Cummings, master engraver and proprietor of the Crystal Palace in Scottsdale, will be raffled. In it will be \$200 in bicentennial coins, one for each year of the Republic of the United States of America."

#### **Airport Land Acquisition**

During the early 1980s (circa 1981-1985), various attempts were made by the Waneks to acquire approximately 19 acres of lands managed by the United States Forest Service – Coconino National Forest (USFS-CNF), located west of and adjacent to the current PA, as part of the Flagstaff Pulliam Airport Master Plan land exchanges and purchases which occurred at that time. Various letters between Ray Wanek, the USFS-CNF, the City of Flagstaff, and other interested parties can be viewed at the Arizona Memory Project. This letter series appears to be incomplete, and it is difficult to discern the chain of events which occurred; however, it is apparent that the Waneks were unsuccessful in their attempts to acquire the 19 acres of land.

## **4 BACKGROUND RESEARCH**

Historical and archival research of the PA was conducted utilizing available internet resources, including The Arizona Memory Project, AZSITE, historical topographic maps, historical Government Land Office (GLO) maps and land patents, aerial imagery, the NRHP/ARHP, historical newspapers, the Arizona State Land Department, and journal searches for general information. Select resources examined/utilized are described below.

### **4.1 RECORDS SEARCH**

#### **4.1.1 AZSITE Cultural Resources Database**

AZSITE is an Internet Geographic Information System (GIS) cultural resources database that is managed by the AZSITE Consortium (Arizona State Museum [ASM], Arizona State University [ASU], Museum of Northern Arizona [MNA], and Arizona State Historic Preservation Office

[AZSHPO]). AZSITE lists twenty-three previous cultural resources surveys within approximately one mile of the APE as of January 15, 2026 (Table 4-1). Most of the previous cultural resource surveys were large block surveys or large linear surveys. No previously recorded built-environment resources have been documented in the study area (Appendix B).

**TABLE 4-1. PREVIOUS CULTURAL RESOURCES SURVEYS WITHIN APPROXIMATELY ONE MILE OF THE APE**

<b>Survey/Project No.</b>	<b>Project Name</b>	<b>Reference</b>
<b>3.388.SHPO</b>	Proposed Affordable Housing Project Lands at Lake	AZSITE
<b>P-A75-187.MNA</b>	Pulliam Airport	AZSITE
<b>SHPO.2002.416</b>	Ponderosa Lodge - American West Communities	AZSITE
<b>1978-43.ASM</b>	Flagstaff Airport - Flagstaff T.I.	AZSITE
<b>1978-45.ASM</b>	Riordan-Flagstaff T.I.	AZSITE
<b>1988-141.ASM</b>	Flagstaff Riding Club	AZSITE
<b>1988-238.ASM</b>	US West Dewey to Flagstaff Fiber Optic Cable Project	AZSITE
<b>1990-204.ASM</b>	I-17/I-40 Survey	AZSITE
<b>1991-34.ASM</b>	Lake Mary Road R-O-W Survey	AZSITE
<b>1995-409.ASM</b>	State Land Transfer/Game & Fish	AZSITE
<b>1997-373.ASM</b>	SR 89 at Lake Mary Road, Intersection Improvement	AZSITE
<b>2000-217.ASM</b>	Fairway Peaks Survey Project	AZSITE
<b>2002-53.ASM</b>	NAU Conference Center	AZSITE
<b>2004-308.ASM</b>	Ponderosa Trails 109-Acre Archaeological Survey	AZSITE
<b>2009-194.ASM</b>	APS On-Call Cultural Resources Surveys	AZSITE
<b>2009-262.ASM</b>	APS On-Call Cultural Resources Surveys	AZSITE
<b>2015-286.ASM</b>	ASLD Forestry Flagstaff Walnut Canyon	AZSITE
<b>2015-541.ASM</b>	Camryn Pines Archaeological Survey	AZSITE
<b>2015-556.ASM</b>	Three Acres at the Arizona Game and Fish Department Flagstaff Regional Office.	AZSITE
<b>2019-175.ASM</b>	Mt. Dell-Sinclair Wash DCR Project Archaeological Inventory	AZSITE
<b>2020-195.ASM</b>	Transwestern Road and Cosnino Road	AZSITE
<b>2022-450.ASM</b>	Airport Road TI UP – Structure No. 632	AZSITE
<b>2023-145.ASM</b>	Flagstaff Pulliam Airport Cultural Services	AZSITE

#### 4.1.2 National & Arizona Registers of Historic Places (NRHP/ARHP) Databases

Review of NRHP/ARHP properties reveals that there are no listed properties within the APE (National Park Service 2026). The nearest listed property is the Arizona SP Fort Tuthill Historic District, located approximately two miles southwest of the APE.

#### 4.1.3 USFS - Coconino National Forest (USFS-CNF) Database:

A review of the Coconino National Forest (USDA-CNF) cultural resources database revealed that no cultural resources have been recorded within the proposed PA.

### 4.2 ADDITIONAL RESEARCH

#### 4.2.1 Arizona State Land Department Parcel Viewer

The parcel viewer at <http://www.azland.gov/webapps/parcel/> indicates that the APE is located on privately managed lands (Arizona State Land Department 2026). Note that the parcel viewer does not accurately depict ownership for small government holdings such as rights-of-way and easements.

#### 4.2.2 General Land Office (GLO) Survey Plats

Table 4-2 lists the historical GLO plat maps on file with the Bureau of Land Management (BLM), which encompass the records review area and describe historical cultural features shown on the plats within the review area (BLM 2026). No features were depicted on the 1879 or 1904 GLO maps; however, several land patents were filed within the PA/APE on July 11, 1904 (AZAZAA 019645 & AZAZAA 019646), though no further information could be obtained from the GLO records concerning ownership.

**TABLE 4-2. CULTURAL FEATURES DEPICTED ON HISTORICAL GLO PLAT MAPS COVERING THE RECORDS REVIEW AREA**

Township	GLO Plat No.	Date	Cultural Features Within APE
T21N R7E	DM 187935	2/3/1879	None
T21N R7E	DM 187937	6/20/1904	None

#### 4.2.3 USGS Historical Topographic Maps

Twenty-four historical USGS topographic maps encompass the current PA (USGS 2026). Table 4-3 lists the historical (50+ years old) maps from the USGS website (<https://store.usgs.gov/>) which intersect with the APE.

Several of the later historic topographic maps depict a road either within or adjacent to the APE (1947-1951 & 1972 1:250k Topographic Maps). This is presumably the Lake Mary Road

based on its position; however, the scale is too large to be completely certain. All the historic roads in/adjacent to the PA have been widened, upgraded, repaired, and maintained, which has significantly altered their original form, and none of the roads are recommended eligible for listing on the NRHP/ARHP/FRHP under any criteria.

**TABLE 4-3. CULTURAL FEATURES DEPICTED ON HISTORICAL USGS TOPOGRAPHIC MAPS**

<b>Table Heading</b>	<b>Table Heading</b>	<b>Table Heading</b>	<b>Table Heading</b>
San Francisco Mtns.	1:250k	1886	Nothing
San Francisco Mtns.	1:250k	1891	Nothing
San Francisco Mtns.	1:250k	1894	Nothing
San Francisco Mtns.	1:250k	1900	Nothing
San Francisco Mtns.	1:250k	1905	Nothing
San Francisco Mtns.	1:250k	1909	Nothing
San Francisco Mtns.	1:250k	1911	Nothing
San Francisco Mtns.	1:250k	1922	Nothing
Flagstaff, AZ.	1:125k	1908	Nothing
Flagstaff, AZ.	1:125k	1912	Nothing
Flagstaff, AZ.	1:125k	1929	Nothing
Flagstaff, AZ.	1:125k	1939	Nothing
Flagstaff, AZ.	1:125k	1946	Nothing
Flagstaff, AZ.	1:125k	1947	Road
Flagstaff, AZ.	1:125k	1948	Road
Flagstaff, AZ.	1:125k	1951	Road
Flagstaff, AZ.	1:250k	1958	Nothing
Flagstaff, AZ.	1:250k	1960	Nothing
Flagstaff, AZ.	1:250k	1962	Nothing
Flagstaff, AZ.	1:250k	1965	Nothing
Flagstaff, AZ.	1:250k	1966	Nothing
Flagstaff, AZ.	1:250k	1972	Road
Flagstaff, AZ.	1:250k	1973	Nothing
Flagstaff, AZ.	1:250k	1974	Nothing

#### 4.2.4 Arizona Department of Water Resources (ADWR) Well Registry

Registered historical (50+ years old) wells in the review area are indicated in the ADWR Well Registry website <https://gisweb.azwater.gov/WellRegistry/SearchWellReg.aspx> (Arizona Department of Water Resources 2026). No registered historic wells intersect the

APE; however, a historic well head was located during the archaeological survey, which was apparently not registered with the State of Arizona.

## 5 SURVEY METHODS AND RESULTS

The built environment survey was conducted in accordance with the U.S. Secretary of the Interior’s *Standards and Guidelines for Archaeology and Historic Preservation* (U.S. Department of the Interior, National Park Service 1983:44716). For the purposes of this report, this includes the identification and inventory of historic architectural resources that would be at least 50 years old, as required by the NRHP, ARHP, and FRHP.

### 5.1 SURVEY METHODOLOGY

A pedestrian survey of the study area was conducted on February 19, 2026, to identify, inventory, and characterize structures and districts that appear to be older than 50 years or that are exceptionally significant, whatever their age. The survey utilized topographic maps and larger-scale aerial photographs. Resources within the study area were observed, located on maps, photographed, and evaluated for characteristics, materials, and condition. Historic architectural resources, defined as standing buildings, structures, or objects over 50 years old, were assessed for eligibility for inclusion in the NRHP, ARHP, and FRHP.

All resources nominated for listing must have integrity, which is the authenticity of a historical resource’s physical identity, evidenced by the survival of characteristics that existed during the resource’s period of significance. Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for nomination.

No previously recorded historic architectural resources (buildings, structures, or objects) were identified through the records search.

### 5.2 RESULTS

The current manifestation of the Arizona Mountain Inn and Cabins includes numerous cabins and other structures spread across the entire PA. A total of 14 habitable structures and one additional small historic cabin structure within the PA meet the requirements for this historical built environment evaluation (Table 5-1).

TABLE 5-1. HISTORIC STRUCTURES CONSTRUCTED PRIOR TO 1972

Structure Name/No.	Brief Description	Square Footage	Year Built
Cabin 1	Split level rock cabin, open loft, flagstone floor, wood stove, fenced yard, original residence of the Waneks.	720	1955

<b>Cabin 2</b>	Single level, 2 bedrooms, 1 bathroom, wood grain plank flooring, wood stove.	608	1962
<b>Cabin 3</b>	Single level, 2 bedrooms, 1 bathroom, ramped walkway, wood stove.	550	1966
<b>Cabin 5</b>	“Honeymoon Cabin”, single level, 1 bedroom, 1 bathroom, “reading room” off bedroom, wood stove.	572	1955
<b>Cabin 6</b>	A-frame, downstairs bedroom and bathroom, wood stove, loft with bedroom.	524	1971
<b>Cabin 7</b>	A-frame, downstairs bedroom and bathroom, wood stove, loft with bedroom.	524	1971
<b>Cabin 8</b>	A-frame, downstairs bedroom and bathroom, wood stove, enclosed loft with bedroom.	524	1971
<b>Cabin 9</b>	A-frame, downstairs bedroom and bathroom, wood stove, loft with bedroom, knotty pine tongue and groove throughout.	524	1971
<b>Cabin 10</b>	A-frame, 2 downstairs bedrooms and bathroom, wood stove, loft with bedroom, knotty pine tongue and groove throughout.	572	1971
<b>Cabin 11</b>	A-frame, 2 downstairs bedrooms and bathroom, wood stove, loft with bedroom.	572	1971
<b>Cabin 13</b>	A-frame, 2 downstairs bedrooms connected by a bathroom, wood stove, loft with bedroom and ½ bath, knotty pine tongue and groove throughout, flagstone floor.	748	1971
<b>Cabin 16</b>	Two stories, 5 bedrooms total - 3 bedrooms, kitchen, living room and bathroom on ground floor, two bedrooms and bathroom on second floor, built in stone fireplace, second residence of the Waneks.	1,536	1967
<b>Cabin 19</b>	A-frame with loft sleeping only, knotty pine tongue and groove, kitchen, bathroom, living room with wood burning stove.	372	1955
<b>Small Cabin</b>	Small cabin/shed located in the playground area which appears to be older than the rest of the structures on the property. Associated with a small concrete pad which may have once had a superstructure but is now used for playground equipment.	~ 100	Unk.



Figure 5-1. Stylized Map of the PA from the Arizona Mountain Inn and Cabins Website (2026)

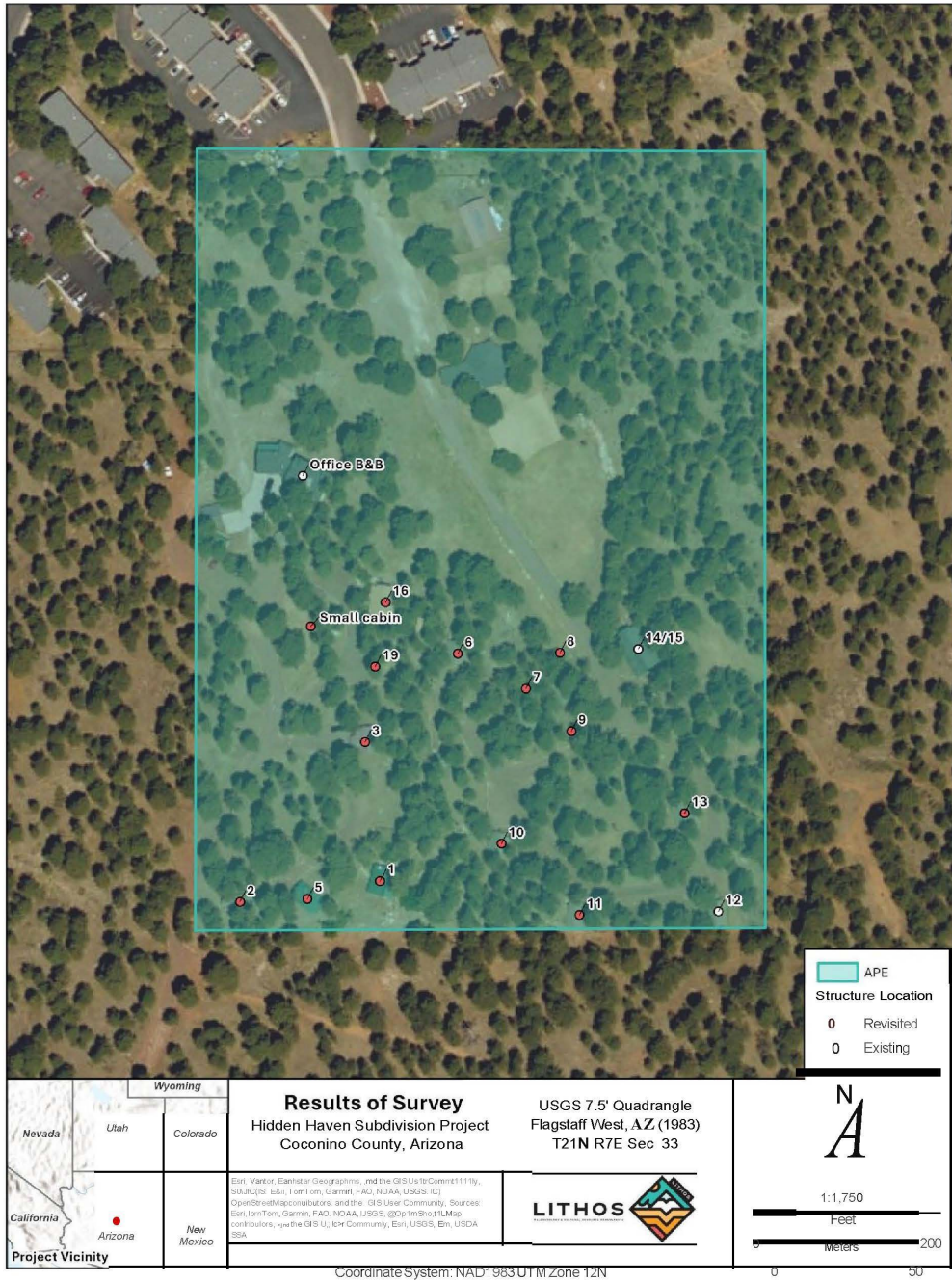


Figure 5-2. Map of Structures Discussed in the BE

### 5.3 BUILDING DESCRIPTIONS AND EVALUATIONS

The following section presents narratives for each historic-aged cabin identified within the PA, providing general descriptions, observations, construction techniques and materials, NRHP integrity evaluations, and NRHP/ARHP/FRHP evaluations for them individually. Building descriptions of both exterior and interior features—though especially for the interior features—for each structure have largely been adapted from information presented on the Arizona Mountain Inn website. These are not comprehensive descriptions, and additional photographs of each structure are available in Appendix C.

In addition to individual evaluation, the grouping of historic buildings within the PA was considered collectively as a potential historic district. The buildings are located within a contiguous area (APNs 105-05-001A and 105-05-002B, C, and D), were broadly constructed over a similar mid-twentieth century timeframe, and share a development and ownership history associated with the Waneks and the later operation of the Arizona Mountain Inn and Cabins. Based on these shared characteristics, evaluation at the district level was undertaken for analytical purposes, consistent with NRHP/ARHP/FRHP guidelines. Consideration of the collective as a potential historic district does not presume eligibility and is being undertaken solely to determine whether the grouping as a whole conveys significance beyond that of the individual resources. The results of the district-level evaluation are presented separately in Section 5.4.

The NRHP identifies seven aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association, which are also applied in ARHP and FRHP evaluations. These aspects are assessed individually for each cabin in the subsequent evaluation subsections and collectively in the district evaluation in Section 5.4.

As discussed in the individual evaluations that follow (Sections 5.3.1 to 5.3.14), none of the structures within the Hidden Haven Subdivision are recommended eligible for NRHP/ARHP/FRHP listing individually. The property could not be linked to any significant people or events in American history. The structures themselves are generic/common examples of their types, are not unique in any way, and contain no significant or unusual design elements, architectural innovations, or construction techniques. Finally, the history of the Arizona Mountain Inn and Cabins, the Wanek Family, and the property in general has been thoroughly researched. Findings related to the collected eligibility of these resources as a potential historic district are addressed separately in Section 5.4.



Figure 5-3. Cabin One (View to the East)

### 5.3.1 Cabin One

Cabin One was the first residence constructed on the property by Ray Wanek in 1949, and is approximately 720 square feet (Figure 5-3, Table 5-1). Featuring a stone exterior, wooden posts, and a green metal gabled roof, the cabin is a split-level structure with a bedroom, full bathroom, full kitchen, dining area, and living room located on the first floor. The second floor is accessed via a staircase and features an open loft, an enclosed bedroom, and a full bathroom. The first floor also features a flagstone floor and a wood stove with a local stone chimney and metal stovepipe. The exterior features a covered flagstone porch on the west side over the main entrance. The cabin has a stone foundation, and the exterior walls of the first floor are also stone. All the stones utilized in the construction of the structure are local limestone. An exterior fireplace with a stone and metal chimney is located on the northwest corner of the structure.

The exterior also features a fenced yard, with the four corners of the fence made from stone pillars which match the exterior facade and fireplace. A stone-lined parking area and stone-lined path leading to the front door are located on the west side of the structure. An attached utility room is located on the east side, and there are various benches, Adirondack chairs, a grill, a picnic table, and other amenities located around the structure.

Ray composed a poem for Paulene in 1988 and posted it on a tree outside the cabin:

*Ray's Poem*

*In the Spring of '53*

*Underneath this very tree*

*I asked Pauline to marry me.  
She saw the rings and squealed "Eeeeeee..."  
(Pauline never liked this line...understandably.)*

*It's been super years, now 25  
Full of love and joy to be alive  
Four fine children God has given  
This land and life in Him we've striven  
Now we go on together praising Him!*

Cabin One is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Constructed as a private residence and later used primarily as short- to long-term rental housing, Cabin One reflects common residential development patterns rather than a significant contribution to Flagstaff's historical development. As such, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to national, state, or local history, as evidenced by research presented above concerning the Waneks. While the building includes vernacular stone construction and exhibits modest craftsmanship, these features are characteristic of local cabin construction and do not rise to the level of architectural distinction required for eligibility under Criterion C at the local, state, or national level. As a result, it is recommended not eligible under Criterion C. It is recommended not eligible under Criterion D because it lacks the potential to yield important information regarding historic construction practices, architectural development, or broader patterns of the community beyond its documentation in this report.

Although Cabin One is recommended not eligible for listing in the NRHP, ARHP, or FRHP under any criteria, it retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, as discussed in its evaluation above.



Figure 5-4. Cabin Two (View to the Southeast)

### 5.3.2 Cabin Two

Cabin Two is a single level, 608 square foot structure which was constructed in 1962 according to the Coconino County Assessor's Office (Figure 5-4, Table 5-1). Featuring a low-profile gable roof, whose porch overhang is supported by simple timber posts, the building reflects a log cabin style of architecture favored by populations within forested environments. The cabin interior features two bedrooms, a full bathroom, a full kitchen, and a living room/dining room area. The first bedroom is a pass-through which leads to the second. The interior also features wood plank flooring and a wood stove with a metal chimney.

The exterior features a stone foundation of local stone, a small, covered flagstone porch on the north side which covers the main entrance, and all the windows have cut-out "pine tree" details. The landing below the entrance is tiled, and there is one local limestone step and one wooden step. The west end has a second covered entrance over a flagstone/concrete landing, with three local stone steps leading to the entrance.

The exterior also features a small utility box on the south side, a stone-lined parking area on the east side, and a picnic table, Adirondack chairs, and a grill on the north side. Approximately fifty feet southwest of the cabin is a ½-curved wall made of local stone which abuts USFS-CNF-managed lands (Figure 5-5).



Figure 5-5. Small Curved Wall Near Cabin Two (View to the Southeast)

Cabin Two is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Although the building was constructed during the period of mid twentieth century growth in the Flagstaff area, it does not demonstrate a significant or distinguishing contribution to any historic trend identified within the applicable period of significance. Constructed as a small residential cabin on the Wanek property, the building reflects common and undistinguished patterns of vernacular residential development typical of forested areas south of Flagstaff rather than any notable example of planned community expansion or tourism infrastructure. While Cabin Two was later incorporated into short term rental use, this association occurred after 1998 and does not represent a historically relevant tourism context under Criterion A. As such, the cabin lacks a clear and meaningful association with significant historic events or patterns and is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to national, state, or local history. It is recommended not eligible under Criterion C since it is a generic log cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations that could be conducted are unlikely to fulfill the data requirements needed to address research questions or to provide any other information valuable to an understanding of the past.

Cabin Two retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the

cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed in its evaluation above.



Figure 5-6. Cabin Three (View to the Northeast)

### 5.3.3 Cabin Three

Cabin Three is a 550 square foot, single level structure with two bedrooms, a bathroom, a kitchen, and a dining/living room which was constructed in 1966 (Figure 5-6, Table 5-1). A rectangular, wood-framed house, the cabin features a steep, cross-gabled roof and horizontal wood siding with minimal decorative elements, together reflecting a more contemporary rustic cabin style. The interior features wood plank and carpeted floors, and a wood stove with a metal chimney.

The exterior features a stone foundation of local stone, a ramped handicap-accessible walkway to the entrance on the west side, and a covered wooden plank deck at the entrance. The exterior also features a stone-lined parking area, several stone-lined paths leading to the main road and other cabins, several grills, benches, and chairs. The north side of the structure has a small, detached utility box and crawlspace access.

Cabin Three is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. The building was constructed within the broader context of Flagstaff's mid-century residential expansion but does not represent a significant or distinctive contribution to that pattern. Developed as a utilitarian residential cabin, the structure reflects common architectural forms and development practices associated with private property improvement rather than notable community planning, tourism development, or historic residential trends under Criterion A. As a result, it is recommended not eligible under Criterion A. Additionally, it is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic modern-style cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because it lacks the potential to yield important information regarding historic construction practices, architectural development, or broader patterns of the community beyond its documentation in this report.

Cabin Three retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed in its evaluation above.



Figure 5-7. Cabin Five (View to the East-Northeast)

#### 5.3.4 Cabin Five – “The Honeymoon Cabin”

Cabin Five is a 572 square foot, single level, one-bedroom structure which was constructed in 1955 and is known as the ‘Honeymoon Cabin’ (Figure 5-7, Table 5-1). Featuring a cross-gabled roof, uniform wood siding, and a red porch with basic timber posts and minimal decoration, the building reflects a contemporary vernacular cabin style that emphasizes simple forms, natural materials, and a straightforward, functional character suited to its forest setting. The interior features a bathroom, kitchen, living/dining area, and a small ‘reading room’ off the main bedroom. The interior contains light-colored tongue-and-groove wood planking, a wood stove with a metal chimney, and a whirlpool bathtub.

The exterior features a covered entrance on the west side with a wood plank porch which appears to be relatively new and rests on a newer poured concrete slab. The exterior also features a stone-lined parking area, a picnic table and Adirondack chairs on the deck, and a fixed grill. The southern facade also includes a door which appears to lead to a small utility room. The foundation is probably made of locally sourced stone; however, the foundation is not visible.

Cabin Five is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Despite its mid-twentieth century construction date, the building does not demonstrate a significant association with broad patterns of history relevant to Flagstaff or

the Lake Mary corridor. Initially constructed as a small private cabin and later colloquially referred to as the “Honeymoon Cabin,” the building reflects a common vernacular form rather than a notable or early example of resort or tourism development under Criterion A. Its association with vacation lodging developed after the period of significance and therefore does not establish a historic tourism context. Accordingly, it is recommended not eligible under Criterion A since it is not associated with any important events or contributions to major patterns of national, state, or local history. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic contemporary cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations that could be conducted are unlikely to fulfill the data requirements needed to address research questions or to provide any other information valuable to an understanding of the past.

Cabin Five retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property’s historic character. Despite the absence of original blueprints or architectural plans, the cabin’s design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed in its evaluation above.



**Figure 5-8. Cabin Six (View to the South)**

### 5.3.5 Cabin Six

Cabin Six is a 524 square foot A-frame structure which was constructed in 1971 (Figure 5-8, Table 5-1). Featuring a steep triangular roofline, wood cladding, and a simple elevated deck with minimal decoration, the building exemplifies the A-frame cabin style through its steeply pitched geometry and functional, landscape-oriented design. The first floor has a bedroom, full bathroom, kitchenette/dining/living room area, and a wood stove with a metal chimney. Stairs lead to an upper story open loft.

The exterior features a stone-lined driveway/parking area, a foundation made of local stone, and an open wood-plank deck at the entrance on the north side. The deck is supported by wood posts on poured concrete footers and contains Adirondack chairs, a grill, and a picnic table. The exterior of the south wall features a crawlspace entrance.

**Cabin Six is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Although the A-frame cabin was constructed during the early 1970s, a period associated with recreational architectural trends, it does not represent a significant or exemplary contribution to those trends within the Flagstaff area. The building reflects a common and widely distributed A-frame cabin type rather than a distinctive landmark or influential development under Criterion A at the national, state, or local level. Its function as a rental cabin post-dates the historic period of significance and does not establish historical**

association. As such, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because it lacks the potential to yield important information regarding historic construction practices, architectural development, or broader patterns of the community beyond its documentation in this report.

Cabin Six retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed in its evaluation above.



Figure 5-9. Cabin Seven (View to the South)

### 5.3.6 Cabin Seven

Cabin Seven is a 524 square foot A-frame structure which was constructed in 1971 (Figure 5-9, Table 5-1). Featuring a steep A-shaped roofline, wood cladding, an elevated entry deck, and minimal decoration, the building expresses the A-Frame cabin style through its sharply pitched form and straightforward, landscape-oriented construction. The first floor has a bedroom, full bathroom, kitchenette/dining/living room area, and a wood stove with a metal chimney. Stairs lead to an upper story open loft.

The exterior features a stone-lined driveway/parking area, a foundation made of local stone, and an open wood-plank deck at the entrance on the north side. The deck is supported by local stone pillars and contains Adirondack chairs, and a small picnic table. A short stone-lined, flagstone pathway and a single concrete block step lead from the parking area to the deck.

Cabin Seven is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Constructed as part of a cluster of nearly identical A-frame cabins in the early 1970s, the building reflects a widely popularized architectural form common throughout northern Arizona and the western United States. Its development corresponds with general recreational and residential construction trends rather than a significant historic pattern

under Criterion A at the national, state, or local level. Although the cabin was used as long- or short-term rental housing for NAU students, faculty, and later visitors, this use reflects common adaptive practices and does not establish historic significance. As a result, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because it lacks the potential to yield important information regarding historic construction practices, architectural development, or broader patterns of the community beyond its documentation in this report.

Cabin Seven retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-10. Cabin Eight (View to the South)

### 5.3.7 Cabin Eight

Cabin Eight is a 524 square foot A-frame structure which was constructed in 1971 (Figure 5-10, Table 5-1). Featuring a sharply pitched A-frame roof, natural wood siding, a simple front deck, and minimal decoration, the building embodies the A-Frame cabin style through its steep geometric form and straightforward construction suited to snowy forest settings. The first floor has a bedroom, full bathroom, kitchenette/dining/living room area, and a wood stove with a metal chimney. Stairs lead to an upper story enclosed loft/bedroom.

The exterior features a stone-lined driveway/parking area, a foundation made of local stone, and an open wood-plank deck at the entrance on the north side. The deck is supported by wood posts on poured concrete footers and contains Adirondack chairs, a grill, metal chairs, and a small metal table. A stone-lined railroad tie and wooden pathway/stairs are situated on the east side of the structure and lead from the deck to a small parking area along the main road. A crawlspace entrance is located in the stone foundation on the east side of the structure. The west side of the structure features a small, detached utility box.

**Cabin Eight is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Although the A-frame cabin was constructed during the early 1970s, a period associated with recreational architectural trends, it does not represent a significant or exemplary contribution to those trends within the Flagstaff area. The building reflects a common and widely distributed A-frame cabin type rather than a distinctive landmark or influential development under Criterion A at the national, state, or local level. Its function as a rental cabin post-dates the historic period of significance and does not establish historical association. As such, it is recommended not eligible under Criterion A. It is recommended**

not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations that could be conducted are unlikely to fulfill the data requirements needed to address research questions or to provide any other information valuable to an understanding of the past.

Cabin Eight retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-11. Cabin Nine (View to the South)

### 5.3.8 Cabin Nine

Cabin Nine is a 524 square foot A-frame structure which was constructed in 1971 (Figure 5-11, Table 5-1). The cabin features a sharply pitched A-frame style roof, natural wood siding, an elevated deck supported by local stone pillars, and minimal trim decoration. The building embodies the A-frame cabin style through its steep geometric form and straightforward construction which is suited to environments with considerable winter weather. The first floor has a bedroom, full bathroom, kitchenette/dining/living room area, a wood stove with a metal

chimney, and knotty pine tongue-and-groove planking throughout the cabin. Stairs lead to an upper story open loft.

Cabin Nine was the first cabin the Bostwicks (the current owners) rented in 1998 before purchasing the property, and the exterior exhibits a plaque with “Mary’s Poem”, which she composed for Brian in 2000, similar to the poem composed by Ray for Paulene in 1988 (which is posted at Cabin One).

*Mary’s Poem*

*This is the place we started our life.  
Where we first came as man and wife.*

*We were married on the day of love.  
We were so blessed by God above.*

*We came to the Inn to rest and unwind.  
We made reservations and were given #9.*

*We discussed our hopes, visions, and dreams.  
We were meant to be here or so it seems.*

*We’d have our own business. We were deciding.  
A great place like this, now that’d be exciting.*

*To make a long story short, our dreams came true.  
We now own the Inn and there’s so much to do.*

*Always remember to follow your heart.  
This is the place where YOUR dreams could start.*

*To my husband, Brian on our 2nd Anniversary, I hope you enjoy my gift to you.  
Thank you for being MY dream come true.*

*Love, Mary*

*February 14, 2000*

The exterior features a stone-lined driveway/parking area, a foundation made of local stone, and an open wood-plank deck and stairs at the entrance on the north side. The deck is supported by local stone pillars and contains Adirondack chairs and a small picnic table. The wooden stairs lead from the west side of the deck to a flagstone landing with an adjacent fixed grill. The east side features a crawlspace entrance in the foundation.

Cabin Nine is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Constructed as part of a cluster of nearly identical A-frame cabins in the early 1970s, the building reflects a widely popularized architectural form common throughout northern Arizona and the western United States. Its development corresponds with general recreational and residential construction trends rather than a significant historic pattern under Criterion A at the national, state, or local level. Although the cabin was used as long- or

short-term rental housing for NAU students, faculty, and later visitors, this use reflects common adaptive practices and does not establish historic significance. As such, it is recommended not eligible under Criterion A since it is not associated with any important events or contributions to major patterns of national, state, or local history. It is recommended not eligible under Criterion B since it is not associated with any important people significant to national, state, or local history, as evidenced by research presented above concerning the Waneks. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because it lacks the potential to yield important information regarding historic construction practices, architectural development, or broader patterns of the community beyond its documentation in this report.

Cabin Nine retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-12. Cabin Ten (View to the Southwest)

### 5.3.9 Cabin Ten

Cabin Ten is a 572 square foot A-frame structure which was constructed in 1971 (Figure 5-12, Table 5-1). Featuring a sharply pitched A-frame roof, natural wood siding, an elevated simple front deck, and minimal decoration, the building embodies the A-Frame cabin style through its steep geometric form and straightforward construction suited to snowy forest settings. The first floor features two bedrooms connected by a full bathroom, a kitchenette/dining/living room area, and a wood stove with a metal chimney. Stairs lead to an upper story open loft, and there is knotty pine tongue-and-groove planking throughout the cabin.

The exterior features a stone-lined driveway/parking area, a foundation made of local stone, and an open wood-plank deck at the entrance on the north side. The deck is supported by wood posts on poured concrete footers and contains Adirondack chairs and a small picnic table. The wood-plank stairs on the west side of the deck lead to a concrete landing and a stone-lined driveway/parking area with an associated fixed grill. There is crawlspace access in the foundation on the east side of the structure.

Cabin Ten is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Although the A-frame cabin was constructed during the early 1970s, a period associated with recreational architectural trends, it does not represent a significant or

exemplary contribution to those trends within the Flagstaff area. The building reflects a common and widely distributed A-frame cabin type rather than a distinctive landmark or influential development under Criterion A at the national, state, or local level. Its function as a rental cabin post dates the historic period of significance and does not establish historical association. As a result, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to national, state, or local history. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations that could be conducted are unlikely to fulfill the data requirements needed to address research questions or to provide any other information valuable to an understanding of the past.

Cabin Ten retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-13. Cabin Eleven (View to the Southeast)

#### 5.3.10 Cabin Eleven

Cabin Eleven is a 572 square foot A-frame structure which was constructed in 1971 (Figure 5-13, Table 5-1). The cabin features a steeply pitched A-frame style roof, natural wood siding, an elevated wood deck supported by local stone pillars, and minimal decoration. This is a typical A-frame style cabin suited to snowy environments but otherwise exhibits no unique characteristics. The first floor features two bedrooms connected by a half bathroom with a walk-in shower, a kitchenette/dining/living room area, and a wood stove with a metal chimney. A ladder leads to an upper story open loft, and there is knotty pine tongue-and-groove planking throughout the cabin.

The exterior features a stone-lined driveway/parking area, a foundation made of local stone, and an open wood-plank deck at the entrance on the north side. The deck is supported by local stone pillars and contains Adirondack chairs and a small picnic table. The wood-plank stairs on the west side of the deck lead to a concrete landing and a stone-lined driveway/parking area with an associated fixed grill. There is crawlspace access in the foundation on the east side of the structure, and three stone-lined pathways lead to adjacent cabins.

**Cabin Eleven is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Constructed as part of a cluster of nearly identical A frame cabins in the early 1970s, the building reflects a widely popularized architectural form common throughout northern Arizona and the western United States. Its development corresponds with general recreational and residential construction trends rather than a significant historic pattern**

under Criterion A. Although the cabin was used as long- or short-term rental housing for NAU students, faculty, and later visitors, this use reflects common adaptive practices and does not establish historic significance. As such, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations that could be conducted are unlikely to fulfill the data requirements needed to address research questions or to provide any other information valuable to an understanding of the past.

Cabin Eleven retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-14. Cabin Thirteen (View to the Southeast)

### 5.3.11 Cabin Thirteen

Cabin Thirteen is a 748 square foot A-frame structure which was constructed in 1971 (Figure 5-14, Table 5-1). This cabin is similar to the other A-frame style cabins on the property and features a steeply pitched roof, natural wood siding, a slightly elevated deck on

a local stone foundation, and minimal decoration. The first floor features two bedrooms connected by a half bathroom with a walk-in shower, flagstone flooring, a kitchenette, a dining/living room area, and a wood stove with a metal chimney. Stairs lead to a large upper story open loft which also contains an enclosed half bathroom. There is rich knotty pine tongue-and-groove planking and hand-hewn log framing throughout the cabin.

The exterior features a local stone facade on the lower half of the structure and a foundation made of local stone. There is a newer-looking wood-plank deck at the entrance on the north side of the structure which contains Adirondack chairs. Two large stairs made of local limestone blocks on the east side of the deck lead to a stone-lined parking area and stone-lined yard. A picnic table and fixed grill are just off the deck on the west side of the cabin. The east side of the structure has a small, attached utility room with exterior doors.

Cabin Thirteen is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Although the A-frame cabin was constructed during the early 1970s, a period associated with recreational architectural trends, it does not represent a significant or exemplary contribution to those trends within the Flagstaff area. The building reflects a common and widely distributed A-frame cabin type rather than a distinctive landmark or influential development under Criterion A. Its function as a rental cabin post dates the historic period of significance and does not establish historical association. As a result, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic modern-style A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because it lacks significant potential to yield further important information regarding historic construction practices, architectural development, or broader patterns of community beyond its documentation in this report.

Cabin Thirteen retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-15. Cabin Sixteen (View to the South)

### 5.3.12 Cabin Sixteen

Cabin Sixteen is a 1,536 square foot two-story “Log-Cabin Style” residence which was constructed in 1967 (Figure 5-15, Table 5-1). The structure features a normally pitched roof, an elevated deck resting on local stone pillars, second-story decks on the north and south sides which are not accessible from the first floor, and a large local stone chimney. This was the second residence of the Waneks on the property, where they lived after inhabiting Cabin One and prior to the construction of the Main Inn (the final Wanek residence, currently operating as a Bed & Breakfast).

The first floor exhibits three bedrooms, a bathroom, a kitchen, a large living area with a built-in flagstone fireplace and stone chimney, and a dining area. Stairs lead to the second story, which contains two bedrooms and a second full bathroom. The majority of the cabin features knotty pine tongue-and-groove planking on the walls and carpeted or tiled floors.

The main entrance is on the north side of the cabin and exhibits an open wood-plank deck on local stone pillars containing Adirondack chairs and a bench. Wood stairs lead to a flagstone and limestone block landing area adjacent to a picnic table and fixed grill. A small, hand-hewn wooden pole gate is located on the deck. A flagstone and stone-lined pathway leads to a stone-lined parking area on the west side. A second-story deck with chairs on the north side is only accessible from the upper floor.

The foundation is made of local stone, and a large local stone chimney is located on the northeast corner of the structure. An enclosed yard with various open and closed sheds and a separate workshop structure is tightly clustered on the east side of the cabin and encloses a small yard area. An entrance on the east side of the cabin leads into the shed/yard area and is covered and attached to the open storage sheds. Cabin Nineteen is adjacent to the south-southeast and partially encloses this area in association with the sheds and workshop.

The southern facade exhibits a second-story deck which is only accessible from the upper floor. The west side of the structure contains another covered entrance, a wood-plank deck which connects to the deck on the north side, and a flagstone and stone-lined pathway leading to the parking area.

Cabin Sixteen is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Constructed as a private residence, the building does not demonstrate an association with significant historic events or patterns under Criterion A. Its later use as rental housing serving NAU students and faculty reflects common residential practices rather than a coordinated or historically significant development effort. As such, it is recommended not eligible under Criterion A since it is not associated with any important events or contributions to major patterns of national, state, or local history. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic log-cabin style residence with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations are unlikely to fulfill the data requirements needed to address research questions or provide any other information valuable to an understanding of the past.

Cabin Sixteen retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



**Figure 5-16. Cabin Nineteen (View to the South) (Cabin Sixteen Left Rear, Cabin Nineteen and Cabin Six Right Rear)**

### 5.3.13 Cabin Nineteen

Cabin Nineteen is a 372 square foot A-frame structure which was constructed in 1955 (Figure 5-16, Table 5-1). Like the other A-frame cabins on the property, it features a steep roof, wood siding, a ground-level deck, minimal decoration, and is typical of common A-frame structures. The first floor exhibits a kitchen, bathroom, dining/living room area, and a wood stove with a metal chimney. A ladder leads to an open loft, and knotty pine tongue-and-groove planking is present throughout the cabin.

The exterior exhibits a southern entrance, and the cabin is on a probable stone foundation (though not visible). An open wood-plank deck rests on local stone pillars at the entrance and leads to a stone-lined parking area via a single large limestone block stair. Metal chairs and a small bench/table are on the deck, and a fixed grill and portable grill are adjacent.

Cabin Nineteen is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. The building reflects vernacular cabin construction common in forested areas surrounding Flagstaff and does not demonstrate a significant association with historic development patterns under Criterion A. Its use as residential rental housing for students and faculty does not rise to the level of historic significance at the national, state, or local level. As a result, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is recommended not eligible under Criterion C since it is a generic A-frame cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because its documentation as part of this report limits its future research potential, as any additional investigations are unlikely to fulfill the data requirements needed to address research questions or provide any other information valuable to an understanding of the past.

Cabin Nineteen retains integrity in all seven aspects: location, design, setting, materials, workmanship, feeling, and association. The cabin remains in its original location and maintains its historic form, materials, and spatial organization. While the surrounding area has experienced urbanization, the immediate setting continues to reflect the property's historic character. Despite the absence of original blueprints or architectural plans, the cabin's design and workmanship appear consistent with its period of construction. The structure also retains a general sense of its historic identity and use as a forest retreat. However, while the cabin appears to possess integrity in all aspects, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.



Figure 5-17. Small Cabin (View to the Northwest) (Main Inn Background)

#### 5.3.14 Small Cabin

A small cabin is located in the playground area immediately south of Cabins Sixteen and Nineteen and is almost certainly the oldest extant structure on the property (Figure 17, Table 5-1). The cabin is approximately 100 square feet, exhibits a door on the south side, a window with a hand-hewn frame on the west side, and rests on a poured concrete pad. The walls are stacked/chinked log with saddle-notch corners, and the interior exhibits a wood plank floor over the concrete pad. The roof and door show signs of recent repairs, and the entire cabin is slightly leaning to the west.

No records concerning this cabin could be located. Based on its general construction and appearance, it was likely built in the first quarter of the twentieth century (circa 1900-1925 AD). There is an adjacent concrete pad currently containing a table tennis setup, though it almost certainly held a similar cabin at some point. Both concrete pads exhibit local aggregate and older-style wood-plank bracing techniques, further suggesting their antiquity. The entire playground area containing the Small Cabin and second concrete pad is stone lined and surrounded by the main access road.

The Small Cabin is recommended not eligible for listing on the NRHP/ARHP/FRHP under any criteria. Although potentially the oldest structure on the property, its original function is poorly documented, and it does not demonstrate an association with significant historic events or patterns under Criterion A at either the national, state, or local level. As such, it is recommended not eligible under Criterion A. It is recommended not eligible under Criterion B since it is not associated with any important people significant to history at the national, state, or local level. It is not eligible under Criterion C since it is a generic log cabin with no distinguishing or remarkable design, construction, or architectural elements. It is recommended not eligible under Criterion D because it lacks the potential to yield further important information regarding historic construction practices, architectural development, or broader patterns of community beyond its documentation in this report.

The Small Cabin retains integrity in several key aspects, though some have been diminished over time. It maintains integrity of location, as it remains at its original site of construction. The integrity of design is generally retained, despite the absence of original plans or blueprints; the cabin's overall form, massing, and spatial organization appear consistent with its historic character. The integrity of setting, however, has been diminished due to significant changes in the surrounding environment, which has shifted from a more rural, open context to a developed and altered landscape, as seen by extensive residential development around the Arizona Mountain Inn parcels. The cabin retains integrity of materials, as many original materials remain in place, though some have been replaced or modified through routine maintenance and repair. Integrity of workmanship is also retained, with visible construction techniques and detailing that reflect the period of construction and consistent with its log cabin style. The aspects of feeling and association appear diminished, as the broader property has undergone substantial changes since the cabin's construction prior to the 1940s. That stated, the Small Cabin continues to reflect its historic identity, even though its context and function have evolved over time from a storage structure or residence to easily accessible tourist recreation structure utilized by City of Flagstaff visitors and residents alike. However, while the cabin appears to possess integrity, the building lacks the demonstrated historical or architectural significance that would meet any of the criteria (A-D) required for listing in the NRHP, ARHP, or FRHP, as discussed above.

#### 5.4 DISTRICT-LEVEL EVALUATION

The Arizona Mountain Inn and Cabins property was evaluated collectively to determine whether the group of historic age structures constitutes a potential historic district eligible for listing in the NRHP, the ARHP, or the FRHP. The evaluated grouping includes fourteen habitable buildings and one small cabin constructed prior to 1972 and historically associated with the Wanek family and later owners. The buildings are dispersed across the property in a forested setting and were constructed incrementally over several decades rather than as part of a single, coordinated development effort.

As a whole, the collection retains integrity in location, setting, materials, workmanship, feeling, and association. The cabins remain in their original locations, maintain their historic forms and materials, and continue to convey the general character of a mid twentieth century

forest residential compound. Despite later alterations related to maintenance and adaptive reuse, the majority of structures retain sufficient physical integrity to be identifiable as historic age resources. The site layout also reflects its incremental development history, with cabins arranged informally along internal roads and pathways rather than according to a formal plan.

However, integrity alone does not confer historic eligibility in the absence of demonstrated significance under one or more of the applicable criteria. Collectively, the property does not exhibit a unifying or significant association with broad patterns of history required for eligibility under Criterion A. While the individual buildings and the site as a whole developed during Flagstaff's period of mid-twentieth century growth, archival and contextual research indicates that the property functioned primarily as a residential compound and as long- and short-term rental housing serving NAU students and faculty for much of its history. This use reflects common and informal housing practices rather than a significant or distinguishing contribution to community planning, institutional expansion, or regional development. A tourism-oriented identity for the property emerged only later outside the applicable historic period of significance, and does not establish a meaningful historic association at the district level.

The property is also not eligible as a district under Criterion B, as neither the Wanek family nor subsequent owners can be shown to have made contributions of recognized historical significance at the national, state, or local level. While the Waneks were long-term property owners and local residents, available documentation does not indicate that their activities rise to the level required for Criterion B eligibility, either individually or collectively.

Under Criterion C, the grouping does not constitute a cohesive or significant architectural district. Although the cabins include examples of rustic stone construction, log cabin forms, and mid-century A-frame designs, these building types are common throughout the Flagstaff region and northern Arizona. The structures were constructed over an extended period using varying designs, materials, and construction methods, and do not share a consistent architectural vocabulary, master builder, or design intent that would distinguish the collection as a unified architectural district.

The property also does not meet the requirements of Criterion D, as it is unlikely to yield important information regarding historic construction practices, architectural development, or community history beyond what has already been documented through archival research and field investigation. The standing structures have been thoroughly recorded, and no subsurface or associated features have been identified that would contribute additional research value at the district level.

In summary, while the Arizona Mountain Inn and Cabins property collectively retains physical integrity and continues to convey its general historic character as a forest residential compound, it lacks a unifying historic significance under Criteria A, B, C, or D. The property is therefore recommended not eligible for listing as a historic district in the NRHP, ARHP, or FRHP.

## 6 SUMMARY

A total of fourteen structures were documented as part of the survey and built environment evaluation, and none are recommended eligible for listing on the NRHP/ARHP/FRHP. All structures within the proposed PA are common examples of their types, and none are unique or contain innovative design elements, construction techniques, or architectural features. The structures, the property, and its history have been thoroughly documented, and there is limited potential for further research. Additionally, the grouping of these structures was evaluated collectively as a potential historic district and is likewise recommended not eligible for listing on the NRHP/ARHP/FRHP. The property does not exhibit a unifying historic association, cohesive architectural theme, or collective significance beyond the individual resources documented in the report.

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# **APPENDIX A. RESUMES**

# ALAN L. BARTHOLOMEW

## SENIOR ARCHAEOLOGIST



### EDUCATION

- ◆ GIS Certificate, Northern Arizona University, Flagstaff, 2014
- ◆ M.A., Anthropology, focus in Archaeology, University of Wyoming, Laramie, 2001
- ◆ B.A., Anthropology, focus in Archaeology, University of Wyoming, Laramie, 1997

### YEARS OF PROFESSIONAL EXPERIENCE

- ◆ 30

### REGISTRATIONS / CERTIFICATIONS

- ◆ Register of Professional Archaeologists, 2010-Present
- ◆ HAZWOPER, 40-hour
- ◆ MSHA, 24-hour
- ◆ OSHA, 8-hour
- ◆ ACHP Section 106 Certification

### CURRENT PERMITS

- ◆ Arizona State Lands (ASM 2026-066bl)
- ◆ Prescott National Forest ARPA PNF-169, exp. 2030
- ◆ Principal Investigator: Nevada BLM – N-0072

### PROFILE

Alan Bartholomew is a Secretary of the Interior-qualified professional archaeologist with over 30 years of experience in cultural resource management (CRM) on hundreds of projects. He has extensive experience working with Department of Defense (DOD), United States Forest Service (USFS), Bureau of Land Management (BLM), National Park Service (NPS), Bureau of Reclamation (BOR), United States Army Corps of Engineers (USACE), Natural Resource Conservation Service (NRCS), state, tribal, municipal/local, and private clients in 16 states and five foreign countries.

His experience is comprehensive, encompassing all aspects of CRM ranging from project proposal and funding, to directing large-scale cultural resource inventories, supervising testing or data recovery/excavation projects, pedestrian surveys, and archaeological monitoring. His expertise also includes project proposal preparation and budgeting, technical report preparation, National Register of Historic Places (NRHP) recommendations, and creating cartographic products using GIS. He has extensive familiarity with federal environmental and cultural resource compliance legislation, as well as tribal, state, and municipal legislation, specializing in the Southwest, Rocky Mountains, Western Great Plains, Great Basin, and Pacific Northwest. In addition to work in the continental United States, Alan also has extensive experience performing cultural resource work on DOD installations in the central Pacific, working with local monks to rebuild a Buddhist monastery on the Mongolian steppe, and lithic studies at Teotihuacan, Mexico.



## SELECT EMPLOYMENT/POSITIONS

LITHOS PALEONTOLOGY & CULTURAL RESOURCE CONSULTANTS, DENVER, COLORADO

*Senior Archaeologist (2025–Present)*

TRIANGLE NATURAL RESOURCES CONSERVATION DISTRICT, PRESCOTT VALLEY, ARIZONA

*Principal Investigator/Project Manager/Field Director (2018–2026)*

TIERRA RIGHT-OF-WAY SERVICES, LTD.

*Field Director (2018)*

WESTLAND RESOURCES, TUCSON, ARIZONA

*Field Archaeologist (2017–2018)*

NORTH WIND RESOURCE CONSULTING, PHOENIX, ARIZONA

*Principal Investigator, Senior Archaeologist, Field Director (2016–2017)*

HDR ENGINEERING INC., ENGLEWOOD, COLORADO

*Cultural Resource Specialist, Field Director, Crew Chief (2014–2016)*

SWCA ENVIRONMENTAL CONSULTANTS, PHOENIX, ARIZONA

*Cultural Resource Specialist III, Field Director, Project Manager (2011–2014)*

ENVIRONMENTAL PLANNING GROUP, INC., PHOENIX, ARIZONA

*Senior Archaeologist, Field Director (2009–2011)*

ARROWHEAD ARCHAEOLOGY, LLC, LARAMIE, WYOMING

*Owner, Principal Investigator, Project Manager/Field Director (2003–2010)*

POCHTECA ARCHAEOLOGY, LARAMIE, WYOMING

*Field Archaeologist (1997)*

UNIVERSITY OF WYOMING, LARAMIE, WYOMING

*Field Director, Crew Chief, Lab Archaeologist, Graduate Teaching Assistant (1995–2002)*

RIO SALADO COMMUNITY COLLEGE, MARICOPA COUNTY, ARIZONA

*Associate Professor of Anthropology (2011 – 2015)*

## SELECT PROJECT EXPERIENCE

SOCORRO SOLAR PROJECT, LA PAZ COUNTY, ARIZONA

*Field Director (2025) | Client: EDF power solutions*

Class III pedestrian survey and site recording on BLM and La Paz County lands for a proposed solar energy facility. Alan was responsible for pedestrian surveys, site recording, and data management/report writing. Employer: Lithos Paleontology & Cultural Resource Consultants

ARIZONA GAME AND FISH DEPARTMENT YAVAPAI RANCH PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2024) | Client: Arizona Game and Fish Department*

Class III pedestrian survey of ~850 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines,



tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

ARIZONA GAME AND FISH DEPARTMENT PRONGHORN ANTELOPE CORRIDOR PROJECT  
PHASE II, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2024) | Client: Arizona Game and Fish Department*

Class III pedestrian survey of ~5,600 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.), and creation of a Pronghorn Antelope migration corridor. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

ARIZONA GAME AND FISH DEPARTMENT PRONGHORN ANTELOPE CORRIDOR PROJECT  
PHASE I, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2023) | Client: Arizona Game and Fish Department*

Class III pedestrian survey of ~ 4,400 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.), and creation of a Pronghorn Antelope migration corridor. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

CEDAR RIDGE/OLD CAMP PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2023) | Client: NRCS & Local Rancher*

Class III pedestrian survey of ~1,800 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

ARROW T / LIMESTONE 2 PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2022) | Client: NRCS & Local Rancher*

Class III pedestrian survey of ~800 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

YAVAPAI HILLS PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2022) | Client: NRCS & Yavapai Hills Homeowner's Association*

Class III pedestrian survey of ~250 Acres of Private Land for a timber/brush management project. Alan was responsible for all aspects of this project including project



management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

JD CATTLE PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2021) | Client: NRCS & Local Rancher*  
Class III pedestrian survey of ~2,000 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

RAILROAD PIPELINE PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2021) | Client: USFS-PNF*  
Class III pedestrian survey and recordation for a livestock water pipeline and associated infrastructure. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

WALNUT CREEK/HUNT PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2021) | Client: NRCS & Local Rancher*  
Class III pedestrian survey of ~2,000 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

BLUE BELL/WOLF CREEK GRAZING EA PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2021) | Client: USFS-PNF & Local Rancher*  
Class III pedestrian survey and Recordation of ~20 multi-room pueblos. This project was part of an EA to determine if grazing affected Prehistoric pueblo features. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

CHINO VALLEY WFHF PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2020) | Client: Arizona Department of Forestry and Fire Management (AZDFFM) & Arizona State Land Department (ASLD)*  
Class III pedestrian survey of ~900 Acres of ASLD Lands for a timber/brush management project. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

MCMAHON PUEBLO MONITORING AND RECORDATION PROJECT, YAVAPAI COUNTY ARIZONA

*Project Manager/Principal Investigator/Field Director (2020) | Client: The Archaeological Conservancy*



Class III pedestrian survey, monitoring, and site recording of a pueblo and associated features for a utility line installation. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

LAZY M/LIMESTONE PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2020) Client: NRCS & Local Rancher*  
Class III pedestrian survey of ~700 Acres of the Prescott National Forest for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

PRESCOTT AREA WILDLAND URBAN INTERFACE COMMISSION (PAWUIC) COPPER BASIN BIBLE CAMP PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2019) Client: NRCS & Copper Basin Bible Camp*

Class III pedestrian survey of ~100 acres of Private Land for a timber/brush management project. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

MOQUI ARIZONA ELK SOCIETY PROJECT, COCONINO COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2019) | Client: Arizona Elk Society*  
Class III pedestrian survey of ~250 acres of Private Land for a timber/brush management project to improve Elk habitat. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

GOVERNMENT CANYON PROJECT, YAVAPAI COUNTY, ARIZONA

*Project Manager/Principal Investigator/Field Director (2019) | Client: NRCS & Local Rancher*  
Survey of ~100 Acres of Private Land for a timber/brush management project and agricultural infrastructure (such as access roads, water pipelines, tanks, troughs, fencelines, etc.). Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

MOYA III PROJECT, RIO ARRIBA COUNTY, NEW MEXICO

*Field Director/Field Archaeologist (2018) | Client: Sant Fe National Forest*  
Class III pedestrian survey, and site recording. Alan was responsible for field surveys and recordation, and report writing. Employer: Triangle Natural Resources Conservation District

ADOT LOOP 202 EXPANSION PROJECT EXCAVATIONS AT ALAMO PUEBLO, AZ T:12:52(ASM), MARICOPA COUNTY, ARIZONA

*Field Archaeologist/Excavator (2018) | Client: ADOT*  
Excavations at Alamo Pueblo (a Hohokam pueblo complex) in support of the ADOT Loop 202 expansion. Alan was responsible for excavating, cartography, sampling of archaeological features, and field/lab data. Employer: Triangle Natural Resources Conservation District



**A CULTURAL RESOURCES INVENTORY OF 33 MILES OF GEOPHYSICAL LINE NEAR FLORENCE JUNCTION, PINAL COUNTY, ARIZONA**

*Field Archaeologist (2018) | Client: BHP Mineral Resources*

Alan was responsible for Class III pedestrian survey, site recording, and data management. Employer: Triangle Natural Resources Conservation District

**CULTURAL RESOURCES INVENTORY FOR THE SILVER KING PROJECT, PINAL COUNTY ARIZONA**

*Field Archaeologist (2018) | Client: Resolution Copper Mine*

Alan was responsible for Class III pedestrian survey site recording, and data management. Employer: Triangle Natural Resources Conservation District

**A CLASS III CULTURAL RESOURCES SURVEY OF 820 ACRES FOR THE BRONCO WASH PROJECT, MOHAVE COUNTY, ARIZONA**

*Field Archaeologist (2018) | Client: Freeport-McMoRan & BLM*

Class III pedestrian survey and site recording for a land exchange project. Alan was responsible for Class III pedestrian survey site recording, and data management. Employer: Triangle Natural Resources Conservation District

**ARCHAEOLOGICAL INVESTIGATIONS FOR VARIOUS US ARMY PROJECTS, KWAJALEIN ARMY GARRISON, KWAJALEIN ATOLL, REPUBLIC OF THE MARSHALL ISLANDS**

*Project Manager/Principal Investigator/Field Director (2015 - 2016) | Client: US Army Corps of Engineers (USACOE)/DOD*

Class III pedestrian survey, monitoring, excavation, recordation, and testing/sampling for various military/defense projects in the Marshall Islands. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: HDR Engineering Inc., Englewood, Colorado

**CULTURAL RESOURCES INVENTORY AND PHASE II TESTING FOR THE GREAT NORTHERN TRANSMISSION LINE, LAKE OF THE WOODS, KOOCHICHING, AND ITASKA COUNTIES, MINNESOTA**

*Field Archaeologist (2016) | Client: Minnesota Power*

Alan was responsible for Class III pedestrian surveys, shovel testing/sampling, data management, and site recording for a transmission line installation. Employer: HDR Engineering Inc., Englewood, Colorado

**BLACK HILLS MALT TIMBER VEGETATION PROJECT, CUSTER COUNTY, SOUTH DAKOTA**

*Field Director (2016–2017) | Client: United States Forest Service*

Served as Field Director for a Class III pedestrian survey in support of the Black Hills National Forest's Malt Timber Sale to salvage beetle-killed, standing dead trees. Alan was responsible for Class III pedestrian survey, shovel testing/sampling, data management, and site recording. Employer: North Wind Resource Consulting, Phoenix, Arizona

**MEDICINE BOW NATIONAL FOREST SURVEY, ALBANY COUNTY, WYOMING**

*Field Director (2016–2017) | Client: United States Forest Service*

Served as Field Director for a Class III pedestrian survey in support of a Medicine Bow National Forest Timber Sale to salvage beetle-killed, standing dead trees. Alan was



responsible for Class III pedestrian survey, shovel testing/sampling, data management, and site recording. Employer: North Wind Resource Consulting, Phoenix, Arizona

SIMPLOT MINE SITE RECORDING, TESTING, AND EXCAVATION PROJECT, UINTAH COUNTY, UTAH

*Field Archaeologist/Excavator (2015) | Client: Simplot Mining Company*

Excavations of a pithouse and associated features for the Simplot Mine expansion. Alan was responsible for excavation & sampling, cartography, and field/lab data. Employer: HDR Engineering Inc., Englewood, Colorado

A CULTURAL RESOURCES INVENTORY OF DAVIS-MONTHAN AIR FORCE BASE, TUCSON, PIMA COUNTY, ARIZONA

*Field Director (2015) | Client: US Air Force/DOD*

Class III pedestrian survey of the entire air force base (approximately 6,000 acres), site recording, and monitoring. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: HDR Engineering Inc., Englewood, Colorado

ARCHAEOLOGICAL MONITORING AT PHOENIX MESA GATEWAY AIRPORT, MARICOPA COUNTY, ARIZONA

*Field Director (2014) | Client: Phoenix Mesa Gateway Airport*

Ongoing monitoring and site recording at the airport. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: HDR Engineering Inc., Englewood, Colorado

ARCHAEOLOGICAL SURVEY FOR TWO ALTERNATIVE ROAD SEGMENTS: ADDENDUM TO ARCHAEOLOGICAL SURVEY FOR THE PROPOSED BAGDAD MINERAL EXPLORATION PROJECT, YAVAPAI COUNTY, ARIZONA

*Field Director (2014) | Client: Freeport-McMoRan*

Class III pedestrian survey and site recording for a mine expansion project and associated access roads and infrastructure. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: HDR Engineering Inc., Englewood, Colorado

ARCHAEOLOGICAL SURVEY OF BUREAU OF LAND MANAGEMENT-ADMINISTERED LAND FOR THE KOMATKE SWITCHYARD TO WILLIS SUBSTATION 69-KV PROJECT NEAR BUCKEYE, MARICOPA COUNTY, ARIZONA

*Field Director (2014) | Client: Arizona Public Services (APS)*

Class III pedestrian survey and site recording for transmission line installation. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

ARCHAEOLOGICAL SURVEY OF THE LUXCOR GOLD VICKSBURG MILLSITE, LA PAZ COUNTY, ARIZONA

*Field Director (2014) | Client: Luxcor Gold, LLC*

Class III pedestrian survey and site recording of approximately 700 acres for a proposed goldmine. Alan was responsible for all aspects of this project including project



management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

APACHELAND MOVIE RANCH SURVEY, MARACAY HOMES HOUSING DEVELOPMENT, MARICOPA COUNTY, ARIZONA.

*Field Director (2013) | Client: Maracay Homes*

Class III pedestrian survey and site recording of approximately 200 acres for proposed housing development. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

DIAMOND BAR ROAD DATA RECOVERY/EXCAVATION OF FEATURES AND BURIALS FOR HUALAPAI TRIBE, MOHAVE COUNTY, ARIZONA

*Field Director (2013) | Client: Hualapai Tribe/THPO*

Excavations of several sets of human remains discovered during Grand Canyon Skywalk access road construction. Alan was responsible for all aspects of this project including tribal concerns, project management/budgeting, field excavation and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

ARCHAEOLOGICAL SURVEY OF 171 ACRES FOR THE PROPOSED LIBERTY BELL MINE, LA PAZ COUNTY, ARIZONA

*Field Director (2013) | Client: Liberty Bell Resources 1, LLC*

Class III pedestrian survey and site recording of approximately 171 acres for a proposed goldmine. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

ARCHAEOLOGICAL SURVEY FOR EL PASO NATURAL GAS COMPANY'S SASSABE LATERAL PROJECT, PIMA COUNTY, ARIZONA

*Field Director (2012) | Client: El Paso Gas Co.*

Class III pedestrian survey and site recording for a natural gas pipeline expansion project. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

ARCHAEOLOGICAL MONITORING, SURVEY, AND EMERGENCY DATA RECOVERY FOR THE NEXTERA GENESIS SOLAR ENERGY PROJECT, RIVERSIDE COUNTY, CALIFORNIA

*Field Director (2012) | Client: NextEra Energy*

Class III pedestrian survey, site recording, monitoring, and excavation for a solar energy project. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

ARCHAEOLOGICAL SURVEY FOR THE WESTERN AREA POWER ADMINISTRATION, FLAGSTAFF TO PINNACLE PEAK VEGETATION REMOVAL PROJECT, COCONINO, YAVAPAI, AND GILA COUNTIES, ARIZONA

*Field Director (2011) | Client: Western Area Power Administration (WAPA) & APS*

Class III pedestrian survey and site recording for an existing transmission line brush/timber management project. Alan was responsible for all aspects of this project including project



management/budgeting, field survey and recordation, and report writing. Employer: SWCA Environmental Consultants, Phoenix, Arizona

CLASS II SURVEY AND SITE RECORDATION FOR THE SUNZIA TRANSMISSION LINE PROJECT, COCHISE, PINAL, GRAHAM, AND PIMA COUNTIES, ARIZONA

*Field Director (2011) | Client: SunZia Energy*

Class III pedestrian survey and site recording for a proposed transmission line. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Environmental Planning Group, Inc., Phoenix, Arizona

CLASS III SURVEY OF 253 DRILL HOLES AND 24 MILES OF ACCESS ROADS AND SITE RECORDATION FOR THE ROCHER ARTILLERY PEAK MANGANESE PROJECT, MOHAVE COUNTY ARIZONA

*Field Director (2011) | Client: American Manganese, INC.*

Class III pedestrian survey and site recording for a proposed manganese mine. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Environmental Planning Group, Inc., Phoenix, Arizona

A CLASS III CULTURAL RESOURCE SURVEY FOR THE RUBY PIPELINE PROJECT: WYOMING SEGMENT, LINCOLN AND UINTA COUNTIES, WYOMING

*Field Director (2010) | Client: El Paso Gas Co.*

Class III pedestrian survey, site recording, testing, and excavation for a proposed natural gas pipeline. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

ARCHAEOLOGICAL SURVEY, TESTING, RECORDATION, MONITORING, AND MITIGATION FOR THE OREGON SECTION OF THE RUBY PIPELINE PROJECT, LAKE AND KLAMATH COUNTIES, OREGON, AND MODOC COUNTY, CALIFORNIA

*Field Director (2010) | Client: El Paso Gas Co.*

Class III pedestrian survey, site recording, testing, and excavation for a proposed natural gas pipeline. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

CLASS III ARCHAEOLOGICAL SURVEY FOR THE CONSTRUCTION OF A PERMANGANATE FEED SYSTEM NEAR THE RL SHERARD WATER TREATMENT PLANT, LARAMIE COUNTY, WYOMING

*Project Manager/Principal Investigator/Field Director (2009) | Client: City of Cheyenne, Wyoming*

Class III pedestrian survey and site recording for a proposed permanganate feed system. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, and report writing. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

ARCHAEOLOGICAL SURVEY FOR THE CHOKECHERRY AND SIERRA MADRE WIND ENERGY PROJECT, CARBON COUNTY, WYOMING



*Field Director/Crew Chief (2008) | Client: Power Company of Wyoming*

Class III pedestrian survey, site recording, testing, and excavation for a proposed wind energy project. Alan was responsible for Class III pedestrian survey, shovel testing, and site recording. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

ARCHAEOLOGICAL SURVEY AND TESTING FOR THE RATON PIPELINE EXPANSION PROJECT, LAS ANIMAS, HUERFANO, PUEBLO, AND EL PASO COUNTIES, COLORADO

*Field Archaeologist (2008) | Client: Colorado Interstate Gas Company*

Class III pedestrian survey, site recording, testing, and excavation for a natural gas pipeline expansion project. Alan was responsible for Class III pedestrian survey, shovel testing, and site recording. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

CLASS I INVENTORY FOR THE ENERGY GATEWAY SOUTH TRANSMISSION LINE PROJECT, WYOMING AND COLORADO SEGMENTS

*Field Director (2008) | Client: PacifiCorp*

Class I review of a proposed transmission line. Alan was responsible for the background research and report writing of the Wyoming and Colorado segments. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

GEOARCHAEOLOGICAL INVESTIGATIONS INTO SIX SITES ALONG THE FIRST TERRACE OF THE SNAKE RIVER, GRAND TETON NATIONAL PARK, TETON COUNTY, WYOMING

*Field Director (2004) | Client: US DOI Grand Teton National Park*

Geoarchaeological investigations designed to locate paleosols containing Paleoindian sites along the Snake River in GTNP. Alan was responsible for survey and siting locations, report writing, and operation of hand augers/borers and towed GeoProbe systems. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

ARCHAEOLOGICAL RECONNAISSANCE OF HIGH-ALTITUDE CAMPSITES, GAME DRIVES, VISION QUEST STRUCTURES, AND OTHER MANIFESTATIONS NEAR JELM MOUNTAIN, ALBANY COUNTY, WYOMING

*Field Director (2003) | Client: None/University of Wyoming*

Investigations of various archaeological sites and features at and near Jelm Mountain. Alan was responsible for survey, testing, and report writing. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

UNIVERSITY OF WYOMING GRAND TETON NATIONAL PARK COOPERATIVE ARCHAEOLOGICAL RESEARCH PROGRAM, TETON COUNTY, WYOMING

*Project Manager/Principal Investigator/Field Director (1998-2002) | Client: US DOI, Grand Teton National Park/NPS*

Class III pedestrian survey, site recording, and site testing in Grand Teton National Park. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, testing/excavation, lab/GIS, and report writing. Furthermore, Alan was responsible for determining approximately 50% of the sites to be tested, and all the locations for pedestrian sample survey. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

WIND RIVER CULTURAL RESOURCES PROTECTION PROGRAM, FREMONT, WASHAKIE & HOT SPRINGS COUNTIES, WYOMING



*Project Manager/Principal Investigator/Field Director (1996-2002) | Client:  
Wind River Indian Reservation THPO*

Class III pedestrian survey, site recording, and site testing/excavation on the Wind River Indian Reservation for a variety of primarily infrastructure and mineral extraction projects. Alan was responsible for all aspects of this project including project management/budgeting, field survey and recordation, testing/excavation, lab/GIS, and report writing. Employer: Arrowhead Archaeology, LLC, Laramie, Wyoming

ARCHAEOLOGICAL SURVEY, TESTING, DATA RECOVERY, AND MONITORING OF THE PINE BLUFFS AIRPORT EXPANSION PROJECT, LARAMIE COUNTY, WYOMING

*Crew Chief/Field Archaeologist (1997) | Client: Federal Aviation Administration (FAA)*

Expansion of the Pine Bluffs airport runway. Alan was responsible for field surveys, site excavation/testing, site recordation, and report writing. Employer: Pochteca Archaeology, Laramie, Wyoming

ARCHAEOLOGICAL SURVEY OF COW LAKE, GRAND TETON NATIONAL PARK, TETON COUNTY, WYOMING

*Field Director (1999) | Client: US DOI Grand Teton National Park*

Pedestrian survey of a Protohistoric Native American Campsite associated with John Wayne's first film, and movie scene locations. Alan was responsible for survey, mapping, and report writing. Employer: Pochteca Archaeology, Laramie, Wyoming

UNIVERSITY OF WYOMING ARCHAEOLOGICAL FIELD SCHOOL, Albany, Laramie, Bighorn, Crook, Weston, Hot Springs, Washakie, Fremont, Platte, Goshen, and Teton COUNTIES, WYOMING

*Various- Field Director, Crew Chief, Archaeological Technician, Student (1996 - 2002) | Client:  
University of Wyoming-Variety Federal/State/Tribal/Local Government Entities*

The UW Field School is a well-known archaeological field school which Alan attended in 1996 and helped instruct from 1997 - 2002. Alan's responsibilities included teaching and demonstrating pedestrian survey, site recording, mapping, testing/excavation, data management, project budgeting/implementation, Section 106 evaluations, Historical/Built Environment evaluations, and various other tasks. Employer: University of Wyoming, Laramie, Wyoming

## SELECT PUBLICATIONS AND TECHNICAL REPORTS

Bandy, Matthew S., Suzanne Griset, Ph.D., Alan L. Bartholomew, Jennifer E. Hider, Brianne Sisneros, Paul M. Rawson, Richard W. Stoffle, Kathleen A. Van Vlack, Hannah Z. Johnson, Phillip T. Dukes, Stephanie C. De Sola, and Kristen L. Simmons.

- 2011 Ethnographic and Class I Records Searches for Proposed Solar Energy Zones in California, Nevada, and Utah for the Bureau of Land Management's Solar Programmatic Environmental Impact Statement. SWCA Project No. 16983, SWCA Cultural Resources Report No. 2011-547. SWCA Environmental Consultants and Bureau of Applied Research in Anthropology, University of Arizona.

Dobschuetz, Kris, Steven D. Shelley, Steven J. Swanson, Alan Bartholomew, and Rebecca



Halbmaier (Eds.)

- 2009 A Cultural Resource Survey for the Ruby Pipeline Project: Wyoming Segment Lincoln and Uinta Counties, Wyoming. Volume I-Lincoln County; Volume II-Uinta County. EPG Technical Report Number 2008-38. Report Prepared for El Paso Gas Corporation.

Bartholomew, Alan L.

- 2000 Archaeological Reconnaissance Around the Baldan Baraivan Monastery, Hentaii Province, Mongolia. Report on file, Cultural Restoration tourism Project, San Francisco, California.
- 2001 The Relation of Prehistoric Occupational Intensity to Paleoclimate in Jackson Hole, Northwestern Wyoming. Unpublished Master's Thesis, University of Wyoming, Laramie.
- 2003 Geoarchaeological Investigations into 6 sites along the First Terrace of the Snake River. Report on file, Jackson Hole Geological Society, Jackson, Wyoming.
- 2004 An Archaeological Inventory of Miller Butte, Teton County, Wyoming. Report on file, Teton County Historical Society and Museum, Jackson, Wyoming.
- 2006 Archaeological Investigations at Valley Springs Ranch. Report on file, Teton County Historical Society and Museum, Jackson, Wyoming.
- 2006 Archaeological Investigations at Four Sites near the Mouth of Cache Creek, Teton County, Wyoming. Report on File, Teton County Historical Society and Museum.
- 2007 An Archaeological Inventory of the Jackson Hole Region. Report on file, Teton County Historical Society and Museum, Jackson, Wyoming.
- 2009 A Class III Cultural Resource Survey for the Ruby Pipeline Project, Lincoln and Uinta Counties, Wyoming: Addendum 1. Report Prepared for El Paso Gas Corporation.
- 2009 A Class I Cultural Resource Inventory for the Energy Gateway South Transmission Line Project, Wyoming, and Colorado Segments. Report Prepared for Rocky Mountain Power.
- 2009 A Class III Cultural Resource Inventory for Geotechnical Core Samples at the Lima Substation, Lincoln County, Wyoming. Report Prepared for Rocky Mountain Power.
- 2010 A Class III Cultural Resource Survey for the Ruby Pipeline Project, Lincoln and Uinta Counties, Wyoming: Anadarko Private Land Report. Report prepared for Anadarko Petroleum.
- 2010 Report of Cultural Resource Monitoring of Hazard Tree Removal along Access Roads on Spreads Six and Seven of the Ruby Pipeline Project, Oregon. Report prepared for El Paso Gas Corporation.
- 2010 Status Report Concerning Unanticipated Cultural Resource Discoveries on the Oregon Portion of the Ruby Pipeline Project. Report Prepared for El Paso Gas



Corporation.

- 2010 Archaeological Inventory of Temporary Transmission Lines at the Roberson Creek Compressor Station, Ruby Pipeline Project, Lincoln County, Wyoming. Report Prepared for Rocky Mountain Power.
- 2010 A Report on Site 001-03 for the Ruby Pipeline Project: Oregon Segment, Lake County, Oregon. Report Prepared for El Paso Gas Corporation.
- 2010 A Report on Sites 92110.1 and 102010.1 for the Ruby Pipeline Project: Oregon Segment, Lake County, Oregon. Report Prepared for El Paso Gas Corporation.
- 2011 A Report on Site 428-4 (RPOR 428-4/428-5) for the Ruby Pipeline Project: Oregon Segment, Lake County, Oregon. Report Prepared for El Paso Gas Corporation.
- 2011 A Report on Site 432-3 for the Ruby Pipeline Project: Oregon Segment, Lake County, Oregon. Report Prepared for El Paso Gas Corporation.
- 2011 A Class III Cultural Resources Inventory for the Artillery Peak Rocher Manganese Project, Mohave County, Arizona. Report prepared for Rocher Manganese, Inc.
- 2011 A Class III Cultural Resource Inventory for the Proposed Red Basin/Wise Flat Vegetation Treatment Project, Wind River Reservation, Fremont County, Wyoming. Report prepared for Wind River Agency and Bureau of Indian Affairs (BIA).
- 2011 A Class I Cultural Resource Inventory for the Pleasant Hill to Oasis and Pleasant Hill to Roosevelt 230kV Transmission Line Project, Clovis, New Mexico. Report prepared for Xcel Energy.
- 2011 A Historic Properties Treatment Plan (HPTP) for the Artillery Peak Rocher Manganese Project, Mohave County, Arizona. Report prepared for Rocher Manganese, Inc.
- 2011 A Class II Cultural Resources Report for the Sunzia Southwest Transmission Line, Cochise, Pima, and Pinal Counties, Arizona. Report prepared for Sunzia Southwest Corp.
- 2011 Cultural Resources Monitoring for Two Water Catchment Sites (No. 648 And No. 9637) On Wolf Hole Mountain, Located in The Arizona Strip, Mohave County, Arizona. SWCA Project No. 21859, SWCA Cultural Resources Report No. 2011-552. SWCA Environmental Consultants.
- 2011 A Cultural Resources Assessment for the EPNG Line No. 1600 Davis Canyon Washout Repair Project in Cochise County, Arizona. SWCA Project No. 22256, SWCA Cultural Resources Report No. 11-560. SWCA Environmental Consultants.
- 2012 Archaeological Survey of Approximately 40 Acres Adjacent to Hawksnest Road in Scottsdale, Maricopa County, Arizona. SWCA Project No. 24962.03, SWCA Cultural Resources Report No. 12-23. SWCA Environmental Consultants.
- 2012 Archaeological Survey of the Proposed Iron Nugget Mining Exploration Project, Gila



- County, Arizona. SWCA Project No. 21635, SWCA Cultural Resources Report No. 12-187. SWCA Environmental Consultants.
- 2012 Class I Archaeological Records Review for the Scottsdale Airport, Maricopa County, Arizona. SWCA Project No. 17387, SWCA Cultural Resources Report No. 12-129. SWCA Environmental Consultants.
- 2012 A Class I Archaeological Records Review of 30 Acres at North Valley Parkway and Sonoran Desert Drive in Phoenix, Maricopa County, Arizona. SWCA Project No. 23320, SWCA Cultural Resources Report No. 12-230. SWCA Environmental Consultants.
- 2012 An Archaeological Survey for the Proposed Yuma County Cemetery, Yuma County, Arizona. SWCA Project No. 23721, SWCA Cultural Resources Report No. 12-381. SWCA Environmental Consultants.
- 2012 Archaeological Survey of Approximately 40 Acres near the Junction of Westland and Pima Roads in Scottsdale, Maricopa County, Arizona. SWCA Project No. 24962.01, SWCA Cultural Resources Report No. 12-498. SWCA Environmental Consultants.
- 2013 An Archaeological Survey of 4,580 Feet of Hovatter Road for the Proposed Fancher Mine Project, La Paz County, Arizona. SWCA Project No. 25246, SWCA Cultural Resources Report No. 13-2. SWCA Environmental Consultants.
- 2013 Results of a Class I Cultural Resources Inventory for the Proposed Happy Valley Development, Peoria, Maricopa County, Arizona. SWCA Project No. 25289. SWCA Environmental Consultants.
- 2013 Archaeological Survey of 17 Acres in Maricopa County, Arizona. SWCA Project No. 25435, SWCA Cultural Resources Report No. 13-66. SWCA Environmental Consultants.
- 2013 Results of a Class I Cultural Resources Inventory for a Proposed Housing Development at the Northwest Corner of Gilbert Road and Chandler Boulevard, Gilbert, Maricopa County, Arizona. SWCA Project No. 25680. SWCA Environmental Consultants.
- 2013 Results of a Class I Cultural Resources Inventory for a Proposed Housing Development at the Northeast Corner of Arizona Avenue and Queen Creek Road, Chandler, Maricopa County, Arizona. SWCA Project No. 25706. SWCA Environmental Consultants.
- 2013 Results of a Class I Archaeological Inventory for a Proposed Development at the Northwest Corner of Higley Road and Brown Road, Mesa, Maricopa County, Arizona. SWCA Project No. 25782. SWCA Environmental Consultants.
- 2013 Archaeological Survey of 8 Acres at the Junction of East Union Hills Drive and 94th Street, Scottsdale, Maricopa County, Arizona. SWCA Project No. 25875, SWCA Cultural Resources Report No. 13-112. SWCA Environmental Consultants.



- 2013 Results of a Class I Cultural Resources Inventory for the Proposed Gila Bend Solar Project, Gila Bend, Maricopa County, Arizona. SWCA Project No. 26228. SWCA Environmental Consultants.
- 2013 Results of a Class III Cultural Resources Inventory for a Proposed Road Culvert near Gila Bend, Maricopa County, Arizona. SWCA Project No. 26228. SWCA Environmental Consultants.
- 2013 An Archaeological Survey of Approximately 40 Acres along Westwing Parkway at the Junction of Lake Pleasant Parkway in Peoria, Maricopa County, Arizona. SWCA Project No. 26577, SWCA Cultural Resources Report No. 13-273. SWCA Environmental Consultants.
- 2013 Archaeological Survey of Approximately 13 Acres at the Intersection of Signal Butte Road and Broadway Road in East Mesa, Maricopa County, Arizona. SWCA Project No. 26577.04, SWCA Cultural Resources Report No. 13-201. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for the Proposed Marley Park Phase 3 in Surprise, Maricopa County, Arizona. SWCA Project No. 24539.09. SWCA Environmental Consultants.
- 2013 Archaeological Survey of 0.65 Mile of State Trust Land Road (Arizona State Land Department Right-of-Way Application No. 18-116804) Near Upper Trout Creek Road, Yavapai County, Arizona. SWCA Project No. 25954.02, SWCA Cultural Resources Report No. 13-252. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development Near the Intersection of Crismon Road and Southern Avenue in Mesa, Maricopa County, Arizona. SWCA Project No. 27202. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development at McQueen Farms, Chandler, Maricopa County, Arizona. SWCA Project No. 26577.05. SWCA Environmental Consultants.
- 2013 Archaeological Survey of Approximately 28 Acres in Buckeye, Maricopa County, Arizona. SWCA Project No. 24539.12. SWCA Cultural Resources Report No. 13-336. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development Near the Intersection of Power Road and Ray Road in Gilbert, Maricopa County, Arizona. SWCA Project No. 27086. SWCA Environmental Consultants.
- 2013 Archaeological Survey of Approximately 154.07 Acres for the MacEwen Right-of-Way (ASLD Application No. \_\_\_\_\_), Phoenix, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2013 Archaeological Survey of Approximately 59 Acres near the Intersection of Pima Road and Los Gatos Drive in Scottsdale, Maricopa County, Arizona. SWCA Project



- No. 28017. SWCA Cultural Resources Report No. 13-514. SWCA Environmental Consultants.
- 2013 Archaeological Monitoring of Ground Disturbance on Southern Avenue for the Elliott Homes Riverwalk Development Project, Maricopa County, Arizona / SWCA Project No. 24731; PGM No. 2012-46. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Lazy K Bar Ranch Property in Pima County, Arizona / SWCA Project No. 24531.07. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Verrado Phase 3 South 5500 Series in Buckeye, Maricopa County, Arizona / SWCA Project No. 24531.08. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Verrado Phase 3 South 4000 Series in Buckeye, Maricopa County, Arizona / SWCA Project No. 24531.08. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Apacheland Gold Canyon Ranch in Pinal County, Arizona / SWCA Project No. 24531.10. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development South of Pinnacle Peak Road Between 77th and 78th Avenues, Peoria, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development at the Northwest Corner of 56th Street and Lone Mountain Road, Phoenix, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development at McQueen Farms, Chandler, Maricopa County, Arizona. SWCA Project No. 26577.05. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development at the Northwest Corner of Ray Road and Recker Road, Gilbert, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Verrado Parcels 4.125, 4.133, and 8 Model Parcels in Buckeye, Maricopa County, Arizona / SWCA Project No. 24531.18. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Desert Ridge Ranch West Parcel, Maricopa County, Arizona / SWCA Project No. 27650. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Desert Ridge Ranch East Parcel, Maricopa County, Arizona / SWCA Project No. 27650. SWCA Environmental Consultants.
- 2013 Cultural Resources Overview for the Greasewood Flat/Reata Pass Property, Maricopa County, Arizona / SWCA Project No. 24962.08. SWCA Environmental Consultants.



- 2013 Class I Archaeological Records Review for a Proposed Development at the Pecan Trace Property, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2013 Class I Archaeological Records Review for a Proposed Development at the Gilbert-Riggs Property in Chandler, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2013 Pipe Coating Survey of Approximately 42 Miles of EPNG Line No. 1000 and No. 1001, El Paso and Hudspeth Counties, Texas. SWCA Project No. 27064. SWCA Environmental Consultants.
- 2014 Archaeological Survey for Two Proposed Meteorological Towers (Towers A and B), Pinal County, Arizona (ASLD SLUP Permit No. 23-116990-17 Special Land Use Permit Pending). SWCA Project No. 27740, SWCA Cultural Resources Report No. 14-73. SWCA Environmental Consultants.
- 2014 Archaeological Survey for Two Proposed Meteorological Towers (Towers E and F), Pinal County, Arizona (ASLD SLUP Permit No. 23-116991-17 Special Land Use Permit Pending). SWCA Project No. 27740, SWCA Cultural Resources Report No. 14-74. SWCA Environmental Consultants.
- 2014 Archaeological Survey of Approximately 42 Acres for the Greasewood Flat/Reata Pass Property, Maricopa County, Arizona. SWCA Project No. 24962.08 SWCA Cultural Resources Report No. 14-78. SWCA Environmental Consultants.
- 2014 Archaeological Survey of Approximately 16.6 Acres of Arizona State Trust Land for the Komatke Switchyard to Willis Substation 69-Kv Project (Amendment to ASLD Permit Nos. 14-111988 and 14-115483) Near Buckeye, Maricopa County, Arizona. SWCA Project No. 28730 SWCA Cultural Resources Report No. 14-251. SWCA Environmental Consultants.
- 2014 Archaeological Survey of Bureau of Land Management–Administered Land for the Komatke Switchyard to Willis Substation 69-Kv Project near Buckeye, Maricopa County, Arizona. SWCA Project No. 8730, SWCA Cultural Resources Report No. 14-312. SWCA Environmental Consultants.
- 2014 A Class I Records Search of The Greasewood Flat Property and A Class III Archaeological Survey of Approximately 5 Acres (Parcel No. 216-80-007g), Scottsdale, Maricopa County, Arizona. SWCA Project No. 29667.01 SWCA Cultural Resources Report No. 14-267. SWCA Environmental Consultants.
- 2014 Archaeological Survey of Approximately 78 Acres in Support of Arizona State Land Department Sale Application No. 53-117492 Near Pyramid Peak Parkway In Phoenix, Maricopa County, Arizona. SWCA Project No. 29325 SWCA Cultural Resources Report No. 14-305. SWCA Environmental Consultants.
- 2014 Cultural Resources Overview for the Cordillera Project, Maricopa County, Arizona / SWCA Project No. 28456. SWCA Environmental Consultants.



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- 2014 Class I Archaeological Records Review for a Proposed Development on Parcels C and F of the Morrison Ranch, Gilbert, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2014 Peoria Lakes Environmental. SWCA Environmental Consultants.
- 2014 Class I Archaeological Records Review for the Estrella Parcel 9.6 Project, Maricopa County, Arizona. SWCA Environmental Consultants.
- 2014 Class I Cultural Resources Records Review for the Proposed Saguaro Viejos Project in Oro Valley, Pima County, Arizona. SWCA Project No. 24531.21. SWCA Environmental Consultants.
- 2014 Class I Archaeological Records Review for the Robbins Butte Tap to Komatke Switchyard 69-kV Rebuild Project (Amendment to ASLD Permit No.14-115483) near Buckeye, Maricopa County, Arizona. SWCA Project No. 24531.23. SWCA Environmental Consultants.
- 2014 Class I Cultural Resources Records Review for the Degrazia 1 Project in Tucson, Pima County, Arizona. SWCA Project No. 24531.24. SWCA Environmental Consultants.
- 2014 Class I Cultural Resources Records Review for the Degrazia 2 Project in Tucson, Pima County, Arizona. SWCA Environmental Consultants.
- 2014 Class I Cultural Resources Records Review for the Proposed Pasqualetti Mountain Ranch Project in Buckeye, Maricopa County, Arizona. SWCA Project No. 24531.22. SWCA Environmental Consultants.
- 2014 Class I Archaeological Records Review for a Proposed Development at the Northwest Corner of the Intersection of Sossaman Road and Southern Avenue in Mesa, Maricopa County, Arizona. SWCA Project No. 26577.10. SWCA Environmental Consultants.
- 2014 Class I Archaeological Records Review for a Proposed Development at the Southwest Corner of the Intersection of Peakview Road and Cave Creek Road in Phoenix, Maricopa County, Arizona. SWCA Project No. 26577.09. SWCA Environmental Consultants.
- 2014 Field Visit to AZ N:4:97(ASM) for Hanson Aggregates Arizona, Inc., Yavapai County, Arizona. SWCA Project No. 29544. SWCA Environmental Consultants.
- 2015 A Cultural Resources Inventory of an Arizona Department of Transportation Parcel, Maricopa County, Arizona. HDR Engineering.
- 2016 Kwajalein FN 713 Archaeological Monitoring Report, U.S. Army Garrison - Kwajalein



- Atoll/Reagan Test Site Republic of The Marshall Islands, Site ID CCKWAJ-005. HDR Engineering.
- 2016 Route 202 Expansion Project, Maricopa County, Arizona. HDR Engineering.
- 2018 A Cultural Resources Inventory of Approximately 0.74 Miles (1.19 Kilometers) of BLM Land for a Geophysical Survey Line Northeast of Three Way, Greenlee County, Arizona. Westland Resources.
- 2018 A Cultural Resources Inventory of Approximately 20 miles of ASLD Land for a Geophysical Survey Line Northeast of Three Way, Greenlee County, Arizona. Westland Resources.
- 2018 A Cultural Resources Inventory of Approximately 2 miles of ASLD Land for Two Drill Locations and an Access Road East of Mammoth, Pinal County, Arizona. Westland Resources.
- 2019 A Cultural Resources Inventory for the Prescott Area Wildland Urban Interface Commission (PAWUIC) Copper Basin Bible Camp Project in the Bradshaw Mountains Southwest of Prescott, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott, Arizona.
- 2019 A Cultural Resources Inventory of Approximately 246 Acres for the Arizona Elk Society Project, Coconino County, Arizona. Triangle Natural Resources Conservation District, Prescott, Arizona.
- 2019 A Cultural Resources Inventory for the Government Canyon Watering Facility Project near Prescott, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott, Arizona.
- 2020 A Cultural Resources Inventory for the ASLD Chino Valley WFHF Project, Yavapai County, Arizona. Triangle Natural Resources Conservation District, ASLD State Lands, Prescott, Arizona.
- 2020 A Cultural Resources Inventory for the Lazy M (aka Limestone) Project Near Drake, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2021 A Cultural Resources Inventory for the Wolf Creek Grazing EA Project, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2021 A Cultural Resources Inventory for the Railroad Pipeline Project in the Sierra Prietta Mountains West of Prescott, Prescott National Forest, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2022 A Cultural Resources Inventory for the Cedar Ridge/Old Camp Project in the Southeastern Portion of the Santa Maria Mountains Near Prescott, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National



Forest, Prescott, Arizona.

- 2022 A Cultural Resources Inventory of Approximately 787 Acres for the Arrow T/Limestone 2 Project Near Paulden, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2022 A Cultural Resources Inventory of Approximately 242 Acres of Private Land near Prescott, Yavapai County, Arizona for the Natural Resources Conservation Service. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2023 A Cultural Resources Inventory of Approximately 1,968 Acres for the Walnut Creek/Hunt Family Trust Project in the Northern Santa Maria Mountains, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2024 A Cultural Resources Inventory for the JD Cattle/Tank Creek Project on Sycamore and Tank Creek Mesas Northwest of Skull Valley, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2024 A Cultural Resources Inventory of Approximately 4,000 Acres for Phase I of the Arizona Game and Fish Departments Pronghorn Antelope Corridor Project North of Drake, Prescott National Forest, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2025 A Cultural Resources Inventory of Approximately 824 Acres for the Arizona Game and Fish Department Yavapai Ranch Project (2024), Prescott National Forest, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.
- 2026 A Cultural Resources Inventory of Approximately 5,600 Acres for Phase II of the Arizona Game and Fish Departments Pronghorn Antelope Corridor Project North of Drake, Prescott National Forest, Yavapai County, Arizona. Triangle Natural Resources Conservation District, Prescott National Forest, Prescott, Arizona.

Bartholomew, Alan L., and India S. Hess

- 2013 An Archaeological Survey of 171 Acres for the Proposed Liberty Bell Mine, La Paz County, Arizona. SWCA Project No. 26433. SWCA Cultural Resources Report No. 13-224. SWCA Environmental Consultants.

Bartholomew, Alan L., and S. Jerome Hess

- 2011 Cultural Resources Inventory for the Coolidge Solar 19-Mw Project, Pinal County, Arizona. SWCA Project No. 22378. SWCA Environmental Consultants.
- 2012 Archaeological Survey of 177 Acres for the Cave Creek Hard Rock Mining Exploration Project in Maricopa County, Arizona. SWCA Project No. 17362, SWCA Cultural Resources Report No. 12-297. SWCA Environmental Consultants.



- 2012 Archaeological Survey in Support of Mineral Exploration Permit Nos. 08-115862 through 08-115867, 08-115869 Through 08-115871, and 08-116470 through 08-116479, Yavapai County, Arizona. SWCA Project No. 24573 SWCA Cultural Resources Report No. 12-421. SWCA Environmental Consultants.

Bartholomew, Alan L., Christina Nielson, and Eric S. Petersen, II

- 2012 Archaeological Survey for the El Paso Natural Gas Samalayuca Lateral Crossing Project, El Paso County, Texas. SWCA Project No. 21637, SWCA Cultural Resources Report No. 2012-11. SWCA Environmental Consultants.

Bartholomew, Alan L., and Nancy Pahr

- 2009 A Class III Cultural Resource Inventory for Rocky Mountain Power's Lima Transmission Line Project, Lincoln County, Wyoming. Report Prepared for Rocky Mountain Power.
- 2009 A Class III Cultural Resource Inventory for Rocky Mountain Power's Lima Substation. Report Prepared for Rocky Mountain Power.

Bartholomew, Alan L., and Dr. Charles A. Reher

- 1997 Archaeological Investigations for the Ray Lake Dam Improvement Project: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Wyoming State Historic Preservation Office.
- 1997 Archaeological Survey and Excavation for the Pine Bluffs Airport Expansion Project, Laramie County, Wyoming. Report Prepared for Federal Aviation Administration. Report on File: University of Wyoming, Department of Anthropology, Wyoming State Historic Preservation Office.
- 1997 Blue Ridge to Gypsum Seismic Survey Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Manuscript on file: University of Wyoming, Department of Anthropology, Wyoming State Historic Preservation Office.
- 1998 Archaeological Inventory for the Triangle X Ranch, Teton County, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1998 Archaeological Inventory for the National Park Service's Proposed Visitors Campus Project Number PS7029. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1998 Archaeological Inventory for the Jenny Lake Overlook: Grand Teton National Park, Wyoming, Project Number FEE704. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1998 Archaeological Inventory for the Colter Bay Trails Obliteration and Reconstruction.



- 1998 Archaeological Inventory for the Proposed Gros Ventre Campground RV Dumpstation: Jackson Hole, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Inventory for the Proposed Moose Visitor Center at the Moose Junction Area, Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Surveys on the Snake River Terraces: Cottonwood Creek and Blacktail Ponds. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Progress Report for the 1999 University of Wyoming/Grand Teton National Park Cooperative Archaeological Research Program. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Research at and Around Blacktail Butte: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Inventory of Cascade Canyon and Lake Solitude: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Inventory of the South Jenny Lake Developed Area and String Lake: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic office.
- 1999 Archaeological Inventory and Site Testing at Kelly Warm Springs: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Inventory and Site Testing at Oxbow Bend: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Archaeological Inventory of Lupine Meadows and Cottonwood Creek: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 1999 Progress Report for the 1999 University of Wyoming/Grand Teton National Park Cooperative Archaeological Research Program. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Archaeological Reconnaissance of the Berry and Owl Creek Area: Grand Teton



- National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Archaeological Reconnaissance of Cow Lake, Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Archaeological Investigations at and Around 48TE403, Ditch Creek, Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Archaeological Reconnaissance at the Gros Ventre Campground, 1999: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
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- 2000 Archaeological Investigations of a Rock Alignment near the Potholes, Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Archaeological Inventory and Reconnaissance of Southeastern Blacktail Butte: Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Archaeological Inventory of the Mormon Row District, Grand Teton National Park, Wyoming. Report on file: Grand Teton National Park, University of Wyoming Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Sheldon Dome Seismic Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Wyoming State Historic Preservation Office.
- 2000 Steamboat Butte Seismic Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Wyoming State Historic Preservation Office.
- 2001 Little Dome Seismic Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Manuscript on file: University of Wyoming, Department of Anthropology, Wyoming State Historic Preservation Office, Laramie, Wyoming.
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- 1997 Tom Brown Seismograph Project Preliminary Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 1998 Department of Transportation Project PREB (138)3 Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 1998 Brown Draw Seismograph Project Preliminary Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 1998 Antelope Ridge Seismograph Project Preliminary Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 1999 Washakie Reservoir Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 2000 Popo Agie Survey Seismic Survey Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 2000 Golden-Cutthroat Natural Gas Pipeline Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 2000 North Owl Creek Seismograph Survey Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 2001 Indian Buttes Seismograph Survey Project Preliminary Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.
- 2001 Sheldon Dome Seismograph Survey Project Preliminary Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.



Wyoming, Department of Anthropology, Laramie, Wyoming.

- 2002 The Little Wind River Bridge Project Preliminary Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.

Bartholomew, Alan L., and Adrienne Tremblay

- 2013 Addendum: Archaeological Resurvey of Approximately 2,464 Acres for the Ray Land Exchange, Pinal County, Arizona. SWCA Project No. 17383 SWCA Cultural Resources Report No. 13-39. SWCA Environmental Consultants.
- 2013 Archaeological Sample Survey and Site Evaluations for the Ray Land Exchange, Pinal County, Arizona. SWCA Project No. 17383 SWCA Cultural Resources Report No. 12-539. SWCA Environmental Consultants.
- 2013 Archaeological Survey for Two Alternative Drill Holes (ASLD 08-116588): Addendum to Archaeological Survey for the Proposed Bagdad Mine Expansion Project, Yavapai County, Arizona (Arizona State Land Department [ASLD] Mineral Exploration Permit Nos. 08-116587, 08-116588, 08-116943, and Sections 4 and 35 Special Lands Use Permits Pending). SWCA Project No. 25954, SWCA Cultural Resources Report No. 13-250. SWCA Environmental Consultants.
- 2014 Archaeological Sample Survey of Approximately 905 Acres, Site Evaluations, and Resurvey of Approximately 2,464 Acres for The Ray Land Exchange, Pinal and Gila Counties, Arizona. Bureau of Land Management Permit No. AZ-000515 SWCA Project No. 17383 SWCA Cultural Resources Report No. 14-37. SWCA Environmental Consultants.
- 2014 Archaeological Evaluation and Survey of Sub-Alternative G: Addendum to Archaeological Survey of Three Alternatives for the Proposed Sonoran Valley Parkway, Maricopa, Arizona. SWCA Project No. 15261.01 SWCA Cultural Resources Report No. 14-313. SWCA Environmental Consultants.

Fife, R. Ashley, Nicole Hurlburt, Angela Meno, John Kennedy, Vanesa Zietz, Sarah Baer, Andrew Owens, Emily Hueni, Michelle Homan, Mindy Burkitt, George Connell, Vincent Wray, Sarah Johnson, Chelsea Drucker, Joshua Boyd, Sean Doyle, and Alan Bartholomew

- 2013 A Class III Cultural Resource Inventory for the White River Dome 3-D Geophysical Exploration Project, Rio Blanco County, Colorado. SWCA Project No. 17395. SWCA Cultural Resource Report No. 12-521.

Gruner, Erica E. and Alan L. Bartholomew

- 2018 A Cultural Resources Inventory of 33 Miles of Geophysical Line near Florence Junction, Pinal County, Arizona. Westland Resources.

Hess, S. Jerome, Alan Bartholomew, India S. Hesse

- 2014 Archaeological Survey for the Phoenix-Mesa Gateway Northeast Area Development Plan, Mesa, Maricopa County, Arizona. SWCA Project No. 25809, SWCA Cultural Resources Report No. 14-20. SWCA Environmental Consultants.



- Phoenix-Gateway Airport Authority, Adrienne Tremblay, Alan L. Bartholomew  
2011 Thirteenth Annual Report of Historic Properties at the Phoenix-Mesa Gateway Airport, Mesa, Arizona. SWCA Project No. 22325. SWCA Environmental Consultants.
- Rausch, Ryan, Alan Bartholomew, Tom Koronkiewicz  
2012 Results of the Preliminary Survey of the Proposed Chino Valley Solar Energy Site. SWCA Project No. 23007. SWCA Environmental Consultants.
- Rawson, Paul M., and Alan L. Bartholomew  
2012 Archaeological Survey of 17 Acres of Privately Held Land at 60th Street and Carefree Highway in the City of Scottsdale, Maricopa County, Arizona. SWCA Project No. 24970, SWCA Cultural Resources Report No. 12-471. SWCA Environmental Consultants.
- 2012 Archaeological Survey of the Taylor Morrison Homes North Valley Parkway Parcel in the City of Phoenix, Maricopa County, Arizona. SWCA Project No. 24962.02, SWCA Cultural Resources Report No. 12-514. SWCA Environmental Consultants.
- Rogers, Houston, Alan L. Bartholomew, and Anne K. Armstrong  
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- Shelley, Steven D., Steven J Swanson, Kris Dobschuetz, Meredith Anderson, Alan Bartholomew, Rebecca Halbmaier, Cara Lonardo  
2010 Historic Properties Treatment Plan: Ruby Pipeline Project, Oregon Segment, Lake, and Klamath Counties. Report Prepared for El Paso Gas Corporation.
- Swanson, Steve J., Alan L. Bartholomew, and Chris Rayle.  
2011 Report on Data Recovery at Three Sites for the Mazatzal Substation, Gila County, Arizona. Report Prepared for Arizona Public Services.
- Swanson, Steven J., Alan L. Bartholomew, and Dustin Sunderman  
2010 Recordation and Assessment of Three Archaeological Sites at the Papago Park Military Reservation. EPG Technical Report No. 2010-20. Report Prepared for Arizona National Guard, Papago Park Military Readiness Center.
- 2010 Summary of Class I Records Review for the Western Flagstaff-Pinnacle Peak Vegetation Management EA, Coconino County, Arizona. Report Prepared for Arizona Public Services.

# COLIN RECKSIECK

ARCHITECTURAL HISTORIAN/  
SENIOR ARCHAEOLOGIST



## EDUCATION

- ◆ M.B.A., Finance, San Diego State University, San Diego, California 2017
- ◆ B.A., History, San Diego State University, San Diego, California 2008

## YEARS OF PROFESSIONAL EXPERIENCE

- ◆ 14

## REGISTRATIONS / CERTIFICATIONS

- ◆ Secretary of Interior (SOI)-Qualified Historian and Architectural Historian
- ◆ PSMJ Project Management

## PERMITS / LICENSURE

- ◆ Principal Investigator, California BLM

## PROFILE

Colin Recksieck has more than 14 years of experience in architectural history and historical and prehistoric archaeology. Colin is a historian and meets the Secretary of Interior's qualifications in history and architectural history. His specialties include: project management of complex utility-scale renewable energy projects; development of compliance programs for utility-scale projects; Native American contact and monitoring programs; report production; built environment survey and evaluation; and historic research. Colin has conducted several projects in California involving renewable energies, gas and electric, utilities, and private developers in cooperation with agencies such as Bureau of Land Management, California Energy Commission, State Historic Preservation Office, and Tribal Historic Preservation Offices. Colin has managed and coordinated these undertakings, ensuring their compliance with the NHPA, CEQA, and other federal and state laws. He possesses excellent research, writing, organizational, and data management skills.

## SELECT EMPLOYMENT/POSITIONS

LITHOS PALEONTOLOGY AND CULTURAL RESOURCE CONSULTANTS, LLC, CALIFORNIA  
*Senior Archaeologist (2024 – Present)*

PALEOWEST/CHRONICLE HERITAGE, SAN DIEGO, CALIFORNIA  
*California Renewable Energy Market Lead, Project Manager, Senior Archaeologist (2020 – 2024)*

AECOM, SAN DIEGO, CALIFORNIA  
*Project Manager, Deputy Project Manager, Lab Manager, Architectural Historian, Archaeologist (2011 – 2020).*



## PROJECT EXPERIENCE

PERKINS RENEWABLE ENERGY PROJECT, NEAR EL CENTRO, IMPERIAL COUNTY, CA  
*Project Manager/Co-Principal Investigator (2023-Present) | Client: Intersect Power/Aspen Environmental/Panorama Environmental*

The proposed project is an approximately 7,400-acre solar power project on private, Bureau of Reclamation (BOR), and BLM-administered lands east of El Centro, in Imperial County, California. Responsibilities include coordination with BLM, Native American consultation, completion of a Class I inventory and Class III Work Plan, Class III survey coordination, resource documentation oversight, preparation of Class III report, and implementation of the monitoring during preconstruction geotechnical investigations. Additionally, Colin is responsible for overseeing the implementation of surveys and preparation of reports for compliance with CEC requirements, based on their role as Lead CEQA agency on the Project.

REDONDA SOLAR PROJECT, RIVERSIDE COUNTY, CA  
*Project Manager/Co-Principal Investigator (2023-Present) | Client: Clearway Energy/Panorama Environmental*

The project is a 3,485-acre solar power project on BLM-administered lands east of Desert Center, California. Responsibilities include coordination with BLM; Native American consultation; completion of a Class I inventory, ethnographic literature review, and Class III work plan as primary author; Class III survey coordination; resource documentation and evaluation oversight; and preparation of Class III inventory report.

EASLEY RENEWABLE ENERGY PROJECT, NEAR DESERT CENTER, RIVERSIDE COUNTY, CA  
*Project Manager (2023–Present) | Client: Intersect Power/Aspen Environmental*

The project is a 3,888-acre solar power project on private and BLM-administered lands north of Desert Center, California. Responsibilities include coordination with BLM, Native American consultation, Class III survey coordination, resource documentation oversight, making revisions to the Class III report, preparation of EIR sections for cultural and paleontological resources on behalf of the County of Riverside, and development of a Monitoring and Discovery Plan for the Project.

VIDAL ENERGY PROJECT, NEAR VIDAL, SAN BERNARDINO COUNTY, CA  
*Project Manager/Cultural Resource Specialist (2023-2024) | Client: Aypa Power*

The proposed project is an approximately 1,100-acre solar power project on private lands near Vidal, California. Responsibilities include coordination with the County of San Bernardino, Native American coordination, completion of a Project Monitoring and Testing Plan and Research Design, testing program implementation, resource documentation oversight, and implementation of a construction monitoring program. Additionally, Colin is responsible for overseeing the preparation of all reports for compliance with CEQA.

LYCAN SOLAR PROJECT, RIVERSIDE COUNTY, CA  
*Project Manager/Co-Principal Investigator (2023-2024) | Client: EDF Renewables*

The Lycan Solar Project is a proposed solar power project located east of Desert Center, California. Colin served as Project Manager/Co-Principal Investigator responsible for coordination with the Bureau of Land Management Palm Springs-South Coast Field Office for



Colin Recksieck, M.B.A. (CONTINUED)

NEPA and the County of Riverside for CEQA. Responsibilities included overseeing the completion of Class III cultural resources surveys, paleontological surveys, and an assessment of Visual, Auditory, and Atmospheric effects caused by the project.

SAPPHIRE SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager/Co-Principal Investigator (2023-2024) | Client: EDF Renewables*

The Sapphire Solar Project is a proposed solar power project located north of Desert Center, California. Colin served as Project Manager/Co-Principal Investigator responsible for coordination with the Bureau of Land Management Palm Springs-South Coast Field Office for NEPA and the County of Riverside for CEQA. Responsibilities included overseeing the completion of Class III cultural resources surveys and report for the Project's linear facility routes (LFRs) located on BLM-managed land, paleontological surveys, and an assessment of Visual, Auditory, and Atmospheric effects caused by the project.

OBERON SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager (2020–2024) | Client: Intersect Power/Aspen Environmental*

The project is a 6,961-acre solar power project on private and BLM-administered lands northeast of Desert Center, California. Responsibilities include coordination with BLM, Native American consultation, completion of a Class I inventory, Class III survey coordination, resource documentation oversight, preparation of Class III report, implementation of the monitoring during preconstruction geotechnical investigations, and implementation of the construction monitoring program.

ARICA SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager (2020–2024) | Client: Clearway Energy/Aspen Environmental/Panorama Environmental*

The project is a 2,144-acre solar power project on BLM-administered lands northeast of Desert Center, California. Responsibilities include coordination with BLM, Native American consultation, completion of a Class I inventory, Class III survey coordination, resource documentation oversight, preparation of Class III report, implementation of the monitoring during preconstruction geotechnical investigations, and implementation of the construction monitoring program.

VICTORY PASS SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager (2020–2024) | Client: Clearway Energy/Aspen Environmental/Panorama Environmental*

The project is a 2,016-acre solar power project on BLM-administered lands northeast of Desert Center, California. Responsibilities include coordination with BLM, Native American consultation, completion of a Class I inventory, Class III survey coordination, resource documentation oversight, preparation of Class III report, implementation of the monitoring during preconstruction geotechnical investigations, and implementation of the construction monitoring program.

DESERT QUARTZITE SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager/Co-Principal Investigator (2021–2024) | Client: EDF Renewables*

Project Manager for a solar photovoltaic energy-generating construction project on Bureau of Land Management public lands. Responsibilities include coordination with BLM, Native

Lithos Paleontology and Cultural Resource Consultants, LLC



## Colin Recksieck, M.B.A. (CONTINUED)

American consultation, implementation of the monitoring during preconstruction geotechnical investigations, and implementation of construction monitoring program.

### PALEN SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager (2020–2024) | Client: EDF Renewables*

Project Manager for a solar photovoltaic energy-generating construction project on Bureau of Land Management public lands. Responsibilities included management of the monitoring program, assisting in tribal consultation, coordination for Native American Monitoring participation, weekly reporting to stakeholders, and preparation of final monitoring and project cultural resources summary reports.

### CITY OF LA MESA PHASE VII INFILTRATION AND INFLOW MITIGATION PROJECT, SAN DIEGO COUNTY, CA

*Project Manager/Principal Investigator (2022) | Client: NV5/City of La Mesa*

Project Manager and Principal Investigator for Architectural History for the replacement and rehabilitation of sewer mains and lateral reconnections in the existing street right-of-way encompassing approximately 15,500 feet in the City of La Mesa, San Diego County, California. Responsibilities included oversight and management of all aspects of the project, including, archaeological surveys, built environment resource assessment/evaluation, and report writing.

### DESERT HARVEST SOLAR PROJECT, RIVERSIDE COUNTY, CA

*Project Manager (2020-Present) | Client: EDF Renewables*

Project Manager for a solar photovoltaic energy-generating construction project on Bureau of Land Management public lands. Responsibilities included management of the monitoring program, assisting in tribal consultation, coordination for Native American Monitoring participation, weekly reporting to stakeholders, and preparation of final monitoring and project cultural resources summary reports.

### 2525 VAN NESS AVENUE, CITY AND COUNTY OF SAN FRANCISCO, CA

*Archaeological Report Writer, Project Coordinator (2020-2021) | Client: March Capital Fund/Executive Group*

Responsibilities included conducting background research and writing the historic context, drafting of Archaeological Monitoring Report for submission to the San Francisco Planning Department, and coordination of field activities for further site testing.

### SANTIAGO CREEK DAM HISTORICAL ASSESSMENT, ORANGE COUNTY, CA

*Architectural Historian (2020-2021) | Client: Irvine Ranch Water District/Santiago Water District*

Conducted historic architectural survey of the Santiago Creek Dam and assisted in the evaluation of the resource. Assisted in preparing Historical Resource Assessment report.

### SAN BERNARDINO COUNTY ROUTE 66 BRIDGE REPLACEMENT PROJECT, SAN BERNARDINO COUNTY, CA

*Historian (2020) | Client: Caltrans*

Contracted to complete cultural resource studies for the bridge replacement project. The County of San Bernardino, in cooperation with the Caltrans District 8, proposes to replace 32 existing bridges and rehabilitate one bridge along the 111-mile segment of the National Trails



Colin Recksieck, M.B.A. (CONTINUED)

Highway, also known as U.S. Highway 66 and California Route 66. Responsible for preparation of an ASR and Native American consultation assistance.

STANFORD UNIVERSITY MIDDLE PLAZA AT 500 EL CAMINO REAL PROJECT, MENLO PARK, SAN MATEO COUNTY, CA

*Co-Principal Investigator (2020) | Client: Stanford University Lands, Buildings, and Real Estate Office*

The Project involved redeveloping the existing properties between 300 and 550 El Camino Real, taking up approximately 8.4 acres, into a mixed-use development, consisting of residential units, commercial offices, retail spaces, and a publicly accessible plaza at Stanford University. PaleoWest prepared a cultural resource assessment and provided archaeological monitoring in support of the Project. Mr. Recksieck's responsibilities on the project included co-authoring the monitoring report.

GSR SITE 11, SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CA

*Co-Principal Investigator (2020) | Client: Woodard Curran/SFPUC*

The Planning Department required archaeological monitoring of four geotechnical drilling locations that were on or near the previously recorded location of a buried prehistoric archaeological site, CA-SMA-355, to assess whether this site would be affected by proposed pipeline construction. Colin served as report writer responsible for resource documentation, assisting in providing eligibility and management recommendations, and preparing the archaeological technical report for the San Francisco Planning Department and the SFPUC. The site investigated was a buried midden deposit encountered during archaeological coring.

BIGHORN-DESERT VIEW WATER SYSTEMS IMPROVEMENT PROJECT, YUCCA VALLEY, SAN BERNARDINO COUNTY, CA

*Architectural Historian, Archaeological Crew Chief (2020) | Client: Bighorn-Desert View Water Agency*

PaleoWest conducted a Class III intensive pedestrian survey of 118.8 acres in areas to identify and evaluate cultural resources for their eligibility for listing on the NRHP. A portion of the Project is located on land managed by the BLM. Because the BDVWA required a right-of-way permit from the BLM, the Project was considered a federal "undertaking" and is subject to Section 106 of the National Historic Preservation Act. Responsibilities included leading the pedestrian survey, documenting and recording resources identified during survey, preparing DPR 523 forms for all built environment and archaeological resources identified, and preparing the final report.

OTAY WATER TRANSMISSION PIPELINE PHASE 3 REPLACEMENT PROJECT, SAN DIEGO, CA

*Assistant Project Manager (2020) | Client: Kleinfelder*

The project included a records search and constraints analysis for proposed replacement and improvements to water pipelines in southeast San Diego. Colin served as the Assistant Project Manager and Report Writer, completing the records search and drafting the letter report outlining the results and potential constraints.

MAVERICK-8 SOLAR PROJECT, DESERT CENTER, RIVERSIDE COUNTY, CA

*Project Manager, Crew Chief (2020) | Client: EDF Renewables*

Lithos Paleontology and Cultural Resource Consultants, LLC



Colin Recksieck, M.B.A. (CONTINUED)

Project Manager/Crew Chief for intensive pedestrian cultural resources survey for the construction of a 43-megawatt solar photovoltaic project on 450 acres of private lands in the Chuckwalla Valley near Desert Center, CA.

**SAN DIEGO GAS & ELECTRIC (SDG&E), ON-CALL ARCHAEOLOGICAL SERVICES, SAN DIEGO COUNTY, CA**

*Deputy Project Manager (2017-2020) | Client: San Diego Gas and Electric (SDG&E)*

Deputy Project Manager for cultural resources on-call services for SDG&E pole replacement, operation and maintenance, transmission line planning, and other projects in San Diego and Imperial counties on private, city, county, and BLM lands. Responsibilities include the invoice tracking, budget production and analysis, and QA/QC of data for reports.

**ARCHAEOLOGICAL SERVICES FOR THE CAHUILLA BAND OF INDIANS, ANZA, RIVERSIDE COUNTY, CA**

*Field Director (2020) | Client: Cahuilla Band of Indians*

Led cultural resources survey of 200 acres on portions of the Cahuilla Reservation near the community of Anza in Riverside County, California.

**UNIVERSITY BIKE PATH PROJECT, SAN DIEGO AND LA MESA, CA**

*Historian (2020) | Client: SANDAG*

Conducted historical research and performed a variety of administrative tasks for AECOM San Diego's resident architectural historians. Assisted in the preparation of the HPSR and HASR to Caltrans Standards.

**TOWN AND COUNTRY RESTORATION PROJECTS, SAN DIEGO, SAN DIEGO COUNTY, CA**

*Deputy Project Manager (2014-2019) | Client: Town and Country Hotel/City of San Diego*

Provided assistance for the re-development efforts for the land from the Town and Country Hotel in Mission Valley. Responsibilities included scheduling of archaeological monitors, invoice tracking, budget production and analysis, and QA/QC of large amounts of data, from various sources, for different reports.

**GLO HARVEY HOUSING ASSISTANCE PROGRAM, VARIOUS COUNTIES, TX**

*Architectural Historian (2018-2019) | Client: Texas General Land Office*

Conducted historical research and participated in the evaluation and preparation of processing assistance applications for architectural resources destroyed during Hurricane Harvey. Responsible for pulling information from a large variety of sources to accurately describe each resource, focusing on determining each's built date to determine the forms that might be necessary, including Texas Historical Commission (THC) forms for resources over 45 years in age, to complete the application process.

**DALLAS TO HOUSTON HIGH-SPEED RAIL PROJECT, VARIOUS COUNTIES, TX**

*Architectural Historian (2018-2019) | Client: Texas Central*

Conducted historical research and performed a variety of administrative tasks to assist in the evaluation of architectural resources, sifting through large amounts of data, from various sources, to compile the necessary information for project architectural evaluation forms.

**SOUTHERN CALIFORNIA EDISON WELL DE-COMMISSION AND MAINTENANCE PROJECTS, VARIOUS COUNTIES, CA**

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Colin Recksieck, M.B.A. (CONTINUED)

*Deputy Project Director (2021) | Client: Southern California Edison*

Manager for the de-commissioning of wells throughout California. Responsibilities included invoice tracking, budget production and analysis, and QA/QC of data for reports.

SUNRISE POWERLINK, SAN DIEGO AND IMPERIAL COUNTIES, CA

*Database Specialist (2011-2017) | Client: SDG&E*

Worked with biologists on Data Management tasks, including assisting in cataloguing various pre-activity and construction activity field evaluation or visit forms, as well as maintaining and updating the database for qualitative and quantitative monitoring visits, and daily maintenance visits. Also provided database quality assurance.

SOUTHERN CALIFORNIA EDISON, CWA07, CWA08, AND CWA09 RECORD SEARCHES, KERN, MONO, RIVERSIDE, AND SAN BERNARDINO COUNTIES, CALIFORNIA

*Historian, Deputy Project Manager (2016-2017) | Client: Southern California Edison*

Assisted in the completion of a 500-mile archaeological record search and database of all relevant records. Duties included conducting records searches at the Eastern Information Center (EIC) at UC Riverside and entering site data and survey results into a database. Also responsible for conducting QA/QC of data.

BLYTHE SOLAR POWER PROJECT, RIVERSIDE COUNTY, CALIFORNIA

*Deputy Project Manager (2014-2016) | Client: NextEra Energy*

Performed a variety of administrative tasks, working closely with the Project Manager on the implementation of the construction compliance monitoring program on the project. Responsibilities included: coordinating and scheduling of archaeological and Native American monitors, creating archaeological Department of Parks and Recreation (DPR) 523 forms, reviewing and processing manual timesheets and expense reports of field crew, artifact cataloguing and database maintenance, and assisting the preparation of monthly reports and compliance memos.

BASEWIDE WATER INFRASTRUCTURE PROJECT (P-1044 AND P-1045 CONVEYANCE LINES), MCB CAMP PENDLETON, SAN DIEGO COUNTY, CA

*Crew Chief (2014-2015) | Client: NAVAC Southwest*

The Basewide Water Infrastructure Project (P-1044 and P-1045 Conveyance Lines) is located throughout MCB Camp Pendleton, Oceanside, California. Colin served as Crew Chief for testing, data recovery and monitoring activities.

BASEWIDE WATER INFRASTRUCTURE PROJECT (P-1043), MCB CAMP PENDLETON, SAN DIEGO COUNTY, CA

*Crew Chief (2015) | Client: NAVAC Southwest*

The Basewide Water Infrastructure Project (P-1043) is located throughout MCB Camp Pendleton, Oceanside, California. Colin served as Crew Chief for testing, data recovery, and monitoring activities.

BASEWIDE UTILITY INFRASTRUCTURE PROJECT, MCB CAMP PENDLETON, SAN DIEGO COUNTY, CA

*Crew Chief (2014) | Client: NAVAC Southwest*

The Basewide Utility Infrastructure Project is located throughout MCB Camp Pendleton, Oceanside, California. Colin served as Crew Chief for testing and monitoring activities.

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Colin Recksieck, M.B.A. (CONTINUED)

GENESIS SOLAR ENERGY PROJECT, RIVERSIDE COUNTY, CA

*Deputy Project Coordinator, Lab Technician/Curation Coordinator (2011-2016) | Client: NextEra Energy*

Performed a variety of administrative tasks, working closely with the Project Manager on the implementation of the construction compliance monitoring program on the project. Responsibilities included: coordinating and scheduling of archaeological and Native American monitors, creating archaeological Department of Parks and Recreation (DPR) 523 forms, reviewing and processing manual timesheets and expense reports of field crew, artifact cataloguing and database maintenance, and assisting the preparation of monthly reports and compliance memos.

CTH G ARCHITECTURE/HISTORY SURVEY, ROCK COUNTY, WI

*Architectural Historian (2014-2015) | Client: Wisconsin Department of Transportation*

Conducted historical research and participated in the evaluation of architectural resources, recorded on Wisconsin Department of Transportation Worksheet A and B forms.

SECTION 106 CONSULTATION, NASA AMES RESEARCH CENTER, MOFFETT FIELD, SANTA CLARA COUNTY, CA

*Historian (2013-2014) | Client: NASA*

Participated in the historic property survey of Moffett Field to evaluate the significance of resources associated with/related to the airfield at the NASA Ames Research Center. Responsibilities included writing architectural descriptions and preparing historic context statements to be used in subsequent reporting.

FCC SECTION 106 DOCUMENTATION FOR VARIOUS CELL TOWERS IN ARKANSAS, CALIFORNIA, COLORADO, FLORIDA, GEORGIA, IDAHO, KENTUCKY, MISSISSIPPI, MISSOURI, NEW YORK, OHIO, OKLAHOMA, PENNSYLVANIA, UTAH, AND VIRGINIA.

*Archaeologist (2020–present) | Clients: EBI Consulting, Greenhouse Consultants, Inc., GSS Midwest, Tri-Leaf Environmental, Environmental Consultants of America*

Responsible for completing, reviewing, and submitting reports and FCC Section 106 compliance forms, and drafting correspondence for both built environment and archaeological resources in support of proposed cell towers and installations of telecommunications equipment.

LAKE WOHLFORD DAM REPLACEMENT PROJECT, ESCONDIDO, SAN DIEGO COUNTY, CA

*Historian/Architectural Historian (2013) | Client: City of Escondido*

Performed a variety of administrative tasks, working closely with senior architectural historians working on the project. Responsibilities included: performing archival research, writing the historic context statement for the Historic Resources Survey Report, and creating archaeological Department of Parks and Recreation (DPR) 523 forms.

PALEN SOLAR ENERGY GENERATING SYSTEMS PROJECT, RIVERSIDE COUNTY, CA

*Architectural Historian (2018-2019) | Client: Palen Solar I, LLC*

Conducted architectural survey and assisted in the evaluations of resources within the one and fifteen-mile viewshed buffer areas for the project to construct the 5,200-acre solar energy plant west of Blythe, California. Assisted in preparing survey letter report for California Energy Commission compliance officers and updated Class II/III report.

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Colin Recksieck, M.B.A. (CONTINUED)

CALIFORNIA HIGH SPEED RAIL – MERCED TO FRESNO SEGMENT, CA

*Historian (2011-2012) | Client: State of California: California High-Speed Rail Authority*

Conducted historical research and performed a variety of administrative tasks, including writing architectural descriptions and preliminary NRHP evaluations for AECOM San Diego's resident architectural historians. Assisted in the preparation of the HPSR and HASR to Caltrans Standards.

SHADOW MOUNTAIN ROAD GRADE SEPARATION PROJECT, SAN BERNARDINO COUNTY, CA

*Historian (2012) | Client: San Bernardino County Department of Public Works*

Conducted historical research and performed a variety of administrative tasks for AECOM San Diego's resident architectural historians. Assisted in writing architectural descriptions used in the evaluation of architectural resources, recorded on Department of Parks and Recreation 523 forms.

IID DIXIELAND 230-KV TRANSMISSION LINE AND SUBSTATION EXPANSION PROJECT, IMPERIAL COUNTY, CA

*Historian, Lab Technician (2011) | Client: Imperial Irrigation District*

Conducted historical research and provided assistance to Project Manager in the processing of and cataloguing of previously recorded archaeological resources from the project records search.

## SELECT PUBLICATIONS AND PRESENTATIONS

Recksieck, Colin, and Matthew Tennyson

2025 *Plan for Archaeological Monitoring, Post-Review Discovery, and Unanticipated Effects for the Easley Renewable Energy Project*. Prepared for Aspen Environmental, Agoura Hills, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Matthew Tennyson, and Richard Guttenberg

2025 *Cultural Resources Monitoring Plan for the Easley Renewable Energy Project, Riverside County, California*. Prepared for Aspen Environmental, Agoura Hills, California. Chronicle Heritage, San Diego, California.

Echavarri, Mikhail, Janelle Scarritt, Colin Recksieck, and Richard Guttenberg

2024 *Phase I Cultural Resources Assessment: Bajada Solar Project, Riverside County, California*. Prepared for Panorama Environmental, San Diego, California. Chronicle Heritage, San Diego, California.

Colin Recksieck, Mikhail Echavarri, Janelle Scarritt, William Huey, and Matthew Tennyson

2024 *Class III Cultural Resources Inventory for the Perkins Renewable Solar Project, Riverside County, California*. Prepared for Aspen Environmental, Agoura Hills, California, and the U.S. Department of the Interior, Bureau of Land Management, El Centro Field Office, El Centro, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Luke Burnor, and Matthew Tennyson

2024 *Cultural Resources Monitoring and Testing Plan for the Vidal Energy Project*, San

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Colin Recksieck, M.B.A. (CONTINUED)

Bernardino County, California. Prepared for Aypa Power, Austin, Texas. Chronicle Heritage, San Diego, California.

Recksieck, Colin

2024 *Research Design for the Vidal Energy Project, San Bernardino County, California.* Prepared for Aypa Power, Austin, Texas. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Mikhail Echavarri, and Matthew Tennyson

2024 *Cultural Resources Report for the Desert Harvest Solar Project, Riverside County, California.* Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Janelle Scarritt, Juliette Meling, and Matthew Tennyson

2024 *Work Plan and Research Design for the Redonda Solar Project, Riverside County, California.* Prepared for Panorama Environmental, San Francisco, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Janelle Scarritt, Juliette Meling, and Matthew Tennyson

2024 *Cultural Resource Class I Report for the Redonda Solar Project, Riverside County, California.* Prepared for Panorama Environmental, San Francisco, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Janelle Scarritt, Juliette Meling, and Matthew Tennyson

2024 *Ethnographic Literature Review for the Redonda Solar Project.* Prepared for Panorama Environmental, San Francisco, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin, Janelle Scarritt, and Matthew Tennyson

2024 *Long-Term Management Plan for the Oberon Renewable Energy Project, Riverside County, California.* Prepared for Aspen Environmental, Agoura Hills, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Hinojosa, Marlen, Heather Landazuri, Tiffany Clark, Colin Recksieck, Joy Vyhmeister, and Matthew Tennyson

2024 *Final Class III Cultural Resources Inventory for the Easley Renewable Solar Project, Riverside County, California.* Prepared for Aspen Environmental, San Francisco, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

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Recksieck, Colin

- 2024 RE: Class III Cultural Resources Survey Results of Geotechnical Investigation Boring and MET Station Installation Locations for the Perkins Renewable Energy Project, Imperial County, California. Prepared for the U.S. Department of the Interior, Bureau of Land Management, El Centro Field Office, El Centro, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin

- 2024 RE: Cultural Resources Work Plan for Geotechnical Investigations Within Gen-Tie Route Options for the Sapphire Solar Project, Riverside County, California. Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin and Matthew Tennyson

- 2024 RE: *Results of 2023 Annual Field Inspections at the Desert Harvest Solar Project, Riverside County, California.* Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California.

Recksieck, Colin

- 2023 RE: Work Plan for Class III Cultural Resources Surveys and Monitoring of Geotechnical Investigation Boring and MET Station Installation Locations for the Perkins Renewable Energy Project, Imperial County, California. Prepared for the U.S. Department of the Interior, Bureau of Land Management, El Centro Field Office, El Centro, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin

- 2023 RE: Identification and Preliminary Analysis of Historic Properties Within the Proposed Extended Visual, Auditory, and Atmospheric Effects Area of Potential Effects for the Lycan Solar Project, Riverside County, California. Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. Chronicle Heritage, San Diego, California.

Recksieck, Colin and Matthew Tennyson

- 2023 *Final Cultural Resources Report for the Palen Solar Project, Riverside County, California.* Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. PaleoWest, San Diego, California.

Recksieck, Colin and Matthew Tennyson

2023. RE: Cultural and Paleontological Resources Analyses for the 34.5 kV Distribution Line at the Desert Quartzite Solar Project, Riverside County, California. Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs,



California. PaleoWest, San Diego, California.

Recksieck, Colin and Matthew Tennyson

2023 RE: CalFire Secondary Access Road Cultural and Paleontological Resources Analyses at the Oberon Renewable Energy Project, Riverside County, California. Prepared for Aspen Environmental, Agoura Hills, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. PaleoWest, San Diego, California.

Recksieck, Colin, Tiffany Clark, and Matthew Tennyson

2023 *Addendum V Class III Cultural Resources Inventory for the Desert Quartzite Solar Project, Riverside County, California.* Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. PaleoWest, San Diego, California.

Tennyson, Matthew and Colin Recksieck

2023 *RE: Results of 2022 Annual Field Inspections at the Desert Harvest Solar Project, Riverside County, California.* Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California.

Clark, Tiffany, Matthew Tennyson, Diana Dyste, and Colin Recksieck

2022 *Addendum IV Class III Cultural Resources Inventory for the Desert Quartzite Solar Project, Riverside County, California.* Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. PaleoWest, San Diego, California.

Ramos, Marcos, Colin Recksieck, and Kellie Kandybowicz

2022 Historic Property Identification Report for the City of La Mesa Phase VII Infiltration and Inflow Mitigation Sewer Improvements Project, San Diego County, California. Prepared for NV5, San Diego, California, and the City of La Mesa, La Mesa, California. PaleoWest, San Diego, California.

Tennyson, Matthew, Colin Recksieck, and Dennis McDougall

2022 *Cultural Resource Monitoring Report for the Palen Solar Project, Riverside County, California.* Prepared for EDF Renewables, San Diego, California, and the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. PaleoWest, San Diego, California.

Tennyson, Matthew and Colin Recksieck

2022 *RE: Results of 2021 Annual Field Inspections at the Desert Harvest Solar Project, Riverside County, California.* Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California.



Colin Recksieck, M.B.A. (CONTINUED)

Ramos, Marcos, James Potter, and Colin Recksieck

- 2021 Archaeological National Register Evaluation of 20 Sites at Marine Corps Camp Pendleton, San Diego, California. Work Plan prepared for NAVFAC SW, San Diego, California. PaleoWest, San Diego, California.

Recksieck, Colin and Chandra Miller

- 2021 Historic Property Identification Report for the City of La Mesa Phase VI Infiltration and Inflow Mitigation Sewer Improvements Project, San Diego County, California. Prepared for NV5, San Diego, California, and the City of La Mesa, La Mesa, California. PaleoWest, San Diego, California.

Gidusko, Kevin and Colin Recksieck

- 2020 Cultural Resource Survey of the Proposed Woodson Lateral Cell Tower Location, Salin County, Arkansas. Prepared for EBI Consulting, Burlington, Massachusetts. PaleoWest, Tallahassee, Florida.

Gidusko, Kevin and Colin Recksieck

- 2020 Cultural Resource Survey of the Proposed 16849 County Road 144 Cell Tower Location, Hardin County, Ohio. Prepared for EBI Consulting, Burlington, Massachusetts. PaleoWest, Brooklyn, New York.

York, Andrew, Theodore Cooley, and Colin Recksieck

- 2018 Archaeological Survey Report for the San Luis Rey Habitat Management Area Habitat Restoration Project, San Diego County, California. Work Prepared for the San Diego County Water Authority, San Diego, California. AECOM, San Diego, California.

Meiser, M.K., Colin Recksieck, Patrick McGinnis, Jeremy Hollins, Monica Mello, and Cheryl Bowden-Renna

- 2016 Historical Resource Technical Report for Town & Country Hotel and Convention Center Redevelopment Project, San Diego, California. Prepared for Lowe Enterprises, San Diego, California. AECOM, San Diego, California.

AECOM (Matthew Tennyson, Stacey Connor-Jordan, Andrew York, Theodore Cooley, and Colin Recksieck)

- 2016 *Cultural Resource Report for the Genesis Solar Energy Project (09-AFC-8C), Riverside County, California*. Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs, California, and the California Energy Commission, Sacramento, California. AECOM, San Diego.

AECOM (Matthew Tennyson, Stacey Connor-Jordan, and Colin Recksieck)

- 2015 Revised Cultural Resources Monitoring and Mitigation Plan for the Amended Blythe Solar Power Project, Riverside County, California. Prepared for the California Energy Commission, Sacramento, California. AECOM, San Diego, California.

Meiser, M.K. and Colin Recksieck

- 2013 *Supplemental Historic Architecture Field Survey Report for the Proposed Palen Solar Electric Generating System Project*. Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs,



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Colin Recksieck, M.B.A. (CONTINUED)

California. AECOM, San Diego, California.

Contreras, Tiffany, Colin Recksieck, Matthew Tennyson, M.K. Meiser, and Stacie Wilson  
2013 *Cultural Resources 15-Mile Class I Report for the Palen Solar Electric Generating System Project, Riverside County, California*. Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. AECOM, San Diego, California.

Contreras, Tiffany, Colin Recksieck, Matthew Tennyson, M.K. Meiser, and Stacie Wilson  
2013 *Cultural Resources 1-Mile Class I Report for the Palen Solar Electric Generating System Project, Riverside County, California*. Prepared for the U.S. Department of the Interior, Bureau of Land Management, Palm Springs-South Coast Field Office, Palm Springs, California. AECOM, San Diego, California.

**APPENDIX B.  
RECORDS SEARCH RESULTS MAP**

**APPENDIX C.  
WEBSITE HISTORY & ADDITIONAL  
PHOTOS**

## ARIZONA MOUNTAIN INN & CABINS WEBSITE HISTORY

The following narrative is copied exactly from the Arizona Mountain Inn and Cabins website (<https://arizonamountaininn.com/about-us-3/>) as it appeared on January 23, 2026.

Once upon a time in 1948, within sight of the highest mountain range in the Grand Canyon State, Ray Wanek purchased 13 wooded acres. At the time, the nearby railroad town of



Flagstaff seemed far, far away, which suited Ray just fine. A year later, he built his first cabin on his “remote” property in the woods. In 1953, Ray met and married Pauline. But his new wife wasn’t as rustic as he, preferring the Ritz Carlton to a cozy cabin in the woods. Pauline let it be known that she was not going to live in the middle of nowhere without neighbors, while her traveling salesman of a spouse was so often away leaving her home alone. So, Ray came up with the perfect solution: he built Cabin #2 in 1956. After all, if you don’t want to relocate to be close to a neighbor, bring a neighbor to you.

As the years passed, more cabins were built on the property. The much larger Cabin #16 was constructed in 1969, becoming the new home of the Waneks and, by then, their 4 children.

What’s now known as The Hogan was the final cabin built, in 1988 and was originally intended as an outdoor Ramada. Instead it was enclosed and converted into a spacious round cabin.

That same year, Ray wrote a poem for his beloved wife of 25 years and posted it on a tree near Cabin #1, their first home together. You can still see that poem today. It reads:

*In the Spring of '53  
Underneath this very tree  
I asked Pauline to marry me.  
She saw the rings and squealed “Eeeeeee...”  
(Pauline never liked this line...understandably.)*

*It’s been super years, now 25  
Full of love and joy to be alive*

*Four fine children God has given  
This land and life in Him we've striven  
Now we go on together praising Him!*

In 1981, the Wanek family moved once again, and again they didn't move far. The main Inn was built that year, becoming the last and largest Wanek family home on the property.



Once the kids had grown and moved away, the empty-nesters decided to turn that ample, Tudor-style home into a B&B. The cabins were used as long-term rentals, especially for NAU students and faculty, but were eventually transitioned to short-term vacation rentals.

In February, 1998, two of those vacation cabin renters were newlyweds Brian and Mary Bostwick, who spent their honeymoon in Cabin #9. Both working in the technology industry at the time, they talked about their future plans while relaxing and enjoying beautiful northern Arizona. Brian had construction experience and mused that it wouldn't be all that difficult to build cabins much like those at the Arizona Mountain Inn. One thought and dream led to another, and the Bostwicks decided to speak with the Waneks about building a similar establishment.

Unbeknownst to the Bostwicks, the Inn was actually for sale.



Ray and Pauline had always said they'd know when they met the "right" people to take over the Inn. And they did. The sale to Brian and Mary was completed in September 1998, fifty years after Ray had purchased the undeveloped land. The Bostwicks have owned what is now called the Arizona Mountain Inn & Cabins ever since.

Sadly, Ray Wanek passed away in September 2003, and his family scattered his ashes near Cabin #1. Ray loved the Inn and really put his heart into building it and running the business. Pauline, who was able to enjoy her retirement for 27 years, passed away in March 2025. The Bostwicks now carry on that passion.

Following in Ray's footsteps, Mary wrote a poem for Brian on their second wedding anniversary and posted it at Cabin #9. (Read the poem here, under Accommodations, Cabin 9.)

*This is the place we started our life.  
Where we first came as man and wife.*

*We were married on the day of love.  
We were so blessed by God above.*

*We came to the Inn to rest and unwind.  
We made reservations and were given #9.*

*We discussed our hopes, visions, and dreams.  
We were meant to be here or so it seems.*

*We'd have our own business. We were deciding.  
A great place like this, now that'd be exciting.*

*To make a long story short, our dreams came true.  
We now own the Inn and there's so much to do.*

*Always remember to follow your heart.  
This is the place where YOUR dreams could start.*

*To my husband, Brian on our 2nd Anniversary, I hope you enjoy my gift to you.  
Thank you for being MY dream come true.*

*Love, Mary*

*February 14, 2000*

## CABIN WEBSITE EXCERPTS

The following website excerpts and photographs of cabins are from Website <https://arizonamountaininn.com/about-us-3/>  
Accessed 01/23/2026 & 2/23/2026

## CABIN ONE

### CABIN ONE WEBSITE EXCERPT:

“Welcome to Cabin 1

Constructed in 1949 by Ray Wanek, the man who built the Arizona Mountain Inn, Cabin #1 is definitely a guest favorite! This premium, split-level rock cabin has three sleeping areas, each with a queen-sized bed and warm sconce lighting. One bedroom is located on the first floor along with a full bathroom featuring a unique, walk-in stone shower. A staircase leads to the other two sleeping areas in the loft, where you'll find a second bathroom with a shower and tub. The sleeping area to the left is an open loft, while the sleeping area to the right is an enclosed bedroom. Each area has its own vanity.

In this spacious cabin, you'll have plenty of room to prepare and enjoy your meals in the full-size kitchen, which includes a fridge, range and microwave, and the large dining area. The flagstone floor provides comfortable radiant heating, while the wood-burning stove adds extra warmth and coziness. You can enjoy northern Arizona's abundance of beautiful weather while relaxing on the porch and flagstone patio.

The large, fenced yard is perfect for your dogs!

Six-person maximum (Flat rate)”

### ADDITIONAL WEBSITE & FIELD PHOTOS:

#### WEBSITE PHOTOGRAPHS



Cabin One exterior from website.



Cabin One exterior from website.



Cabin One exterior porch from website.



Cabin One flagstone deck on north side from website.



Cabin One path from website.



Cabin One interior from website.



Cabin One interior from website.



Cabin One interior from website.



Cabin One interior from website.



Cabin One interior from website.



Cabin One interior from website.



Cabin One interior from website.

CABIN ONE FIELD PHOTOGRAPHS



Front door, scale is 3 feet.



Front door.



Front door and porch.



Stone lined walkway leading to front door.



Outdoor fireplace and chimney, connected to interior fireplace.



Closer view of fireplace.



Window and stonework details.



View of Cabin One, view to the southeast.



North wall of Cabin One, view to the south.



East wall of Cabin One, view to the south.



East wall of Cabin One, view to the northwest.



South wall of Cabin One, view to the northwest.



South wall of Cabin One, view to the north.



West wall and deck of Cabin One, view to the northeast.



Roof details of Cabin One, view to the northeast.



Overview of Cabin One, view to the southeast.



Fenced yard and north wall of Cabin One, view to the southeast.



Example of fenced yard pillar made of local limestone at Cabin One, view to the southeast.



Example of fenced yard pillar made of local limestone at Cabin One, view to the southeast.

## CABIN TWO

### CABIN TWO WEBSITE EXCERPT:

“Welcome to Cabin 2

Tucked in among the trees, this single-level, home-style 2-bedroom & 1-bathroom log cabin has a total of three queen-sized beds and a walk-in shower. It has wood-grain plank flooring in the living room and carpet in each bedroom. The pass-through first bedroom, with one bed, leads to the second with two additional beds. This comfortable cabin also features a full-size kitchen with new cabinets & counter tops and a wood-burning stove.

Cabin #2 is excellent for small children and guests who have difficulty with stairs.

Six-person maximum

Rates are based on 4 to 6 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Two exterior from website.



Cabin Two exterior porch area from website.



Cabin Two exterior porch from website.



Cabin Two interior from website.



Cabin Two interior from website.



Cabin Two interior from website.



Cabin Two interior from website.



Cabin Two interior from website.



Cabin Two interior from website.



Cabin Two interior from website.



Cabin Two interior from website.

CABIN TWO FIELD PHOTOGRAPHS



North wall of Cabin Two, view to the south.



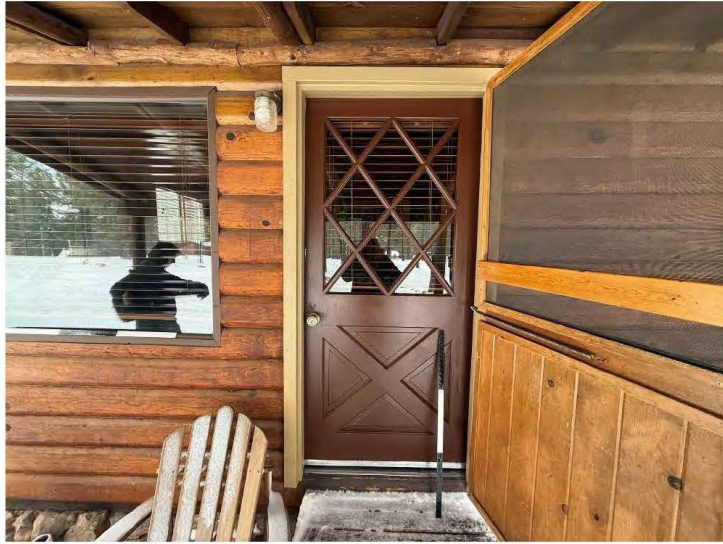
North and east walls of Cabin Two, view to the southwest.



North wall and deck of Cabin Two, view to the southwest.



Door of Cabin Two, view to the south, scale is 3 feet.



Door of Cabin Two, view to the south, scale is 3 feet.



North wall window detail example at Cabin Two, view to the south.



North wall foundation detail example at Cabin Two, view to the southwest.



East wall and door of Cabin Two, view to the west-northwest.



South wall of Cabin Two, view to the north.



West wall and door of Cabin Two, view to the east.



¾ view of Cabin Two, view to the southeast, Cabin Five background left.

## CABIN THREE

### CABIN THREE WEBSITE EXCERPT:

“Welcome to Cabin 3

Cabin #3 Is a rustic cabin nestled in the Ponderosa pines. With a ramp leading to the front door and support bars in the walk-in shower and bathroom, this cabin is an excellent choice for families with young children and guests who prefer not to climb stairs. This is the most easily accessible cabin at Arizona Mountain Inn and the only one with safety bars.

This charming, single-level, 2-bedroom getaway with two queen beds also features a family dining area, a wood-burning stove in the spacious living room, full-sized appliances and a microwave too.

Cabin #3 is located right across from the playground, so you can relax on the porch while the kids enjoy themselves nearby. Four-person maximum

Rates are based on 2 to 4 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Three exterior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.



Cabin Three interior from website.

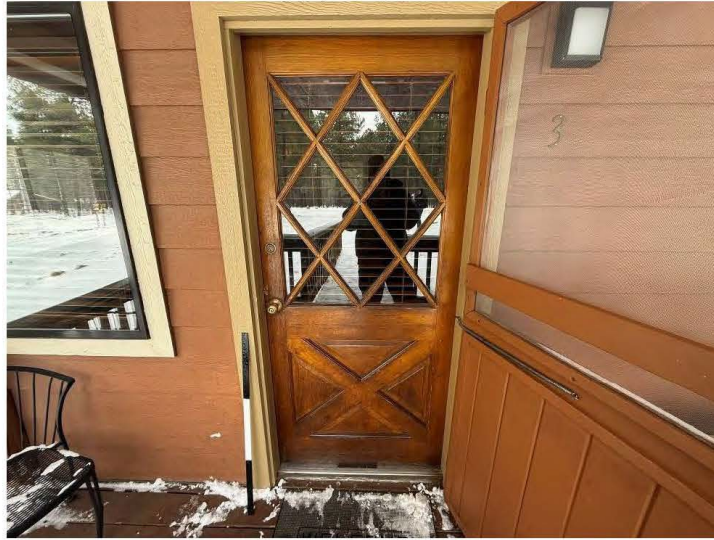
## CABIN THREE FIELD PHOTOGRAPHS



Overview and west wall of Cabin Three, view east.



Door of Cabin Three, view east, scale is 3 feet.



Door of Cabin Three, view east, scale is 3 feet.



North and west walls of Cabin Three, view southeast.



North wall of Cabin Three, view south.



East wall of Cabin Three, view west.



South and east walls of Cabin Three, view northwest.



South and west walls of Cabin Three, view northeast.

## CABIN FIVE

### CABIN FIVE WEBSITE EXCERPT:

“Welcome to Cabin 5

Cabin #5 is referred to as the Honeymoon Cabin ... for good reason.

This is an adorable single-level, one-bedroom cabin with a comfortable king-size bed. You'll also find a whirlpool-style tub in the bathroom, with shutters that open to the living room. There is a full kitchen with a microwave, a living area with a sofa and chair, and a cozy “reading” room off the primary bedroom.

Cabin 5 features a porch with a picnic table and 2 Adirondack chairs so you can sit back and relax. We also have romantic sconce lighting in the bedroom. You're going to love it! The beautiful light-colored tongue & groove throughout the cabin adds so much openness to the space. You just have to see it for yourself!

To accommodate our guests with allergies, dogs are not allowed in Cabin #5.

Two-person maximum.

(This cabin can possibly hold 1 to 2 extra children if needed. Rates will increase by \$20 per person.)”

### ADDITIONAL WEBSITE & FIELD PHOTOS:

#### WEBSITE PHOTOGRAPHS



Cabin Five exterior from website.



Cabin Five exterior from website.



Cabin Five exterior from website.



Cabin Five exterior porch from website.



Cabin Five interior from website.



Cabin Five interior from website.



Cabin Five interior from website.



Cabin Five interior from website.



Cabin Five interior from website.

CABIN FIVE FIELD PHOTOGRAPHS



Overview of Cabin Five, view southeast.



West wall of Cabin Five, view east.



Deck at Cabin Five, view north.



North wall of Cabin Five, view south.



East and north walls of Cabin Five, view southwest.



East wall of Cabin Five, view north.



South wall of Cabin Five, view north-northeast.

## CABIN SIX

### CABIN SIX WEBSITE EXCERPT:

“Picturesque Cabin #6 has the most amazing mountain views on the property and a large deck to enjoy them from.

This is a charming A-frame style cabin with a downstairs bedroom with a queen bed and a full bathroom with a tub. You’ll also have your own kitchenette, including a half-size range, microwave and small refrigerator, and a wood-burning stove for extra warmth and ambiance, which you can enjoy while curled up on the love seat. Stairs lead to the loft where you’ll find a double platform bed.

Four-person maximum

Rates are based on 2 to 4 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Six exterior from website.



Cabin Six exterior from website.



Cabin Six exterior from website.



Cabin Six exterior deck and views from website.



Cabin Six interior from website.



Cabin Six interior from website.



Cabin Six interior from website.



Cabin Six interior from website.



Cabin Six interior from website.



Cabin Six interior from website.



Cabin Six interior from website.

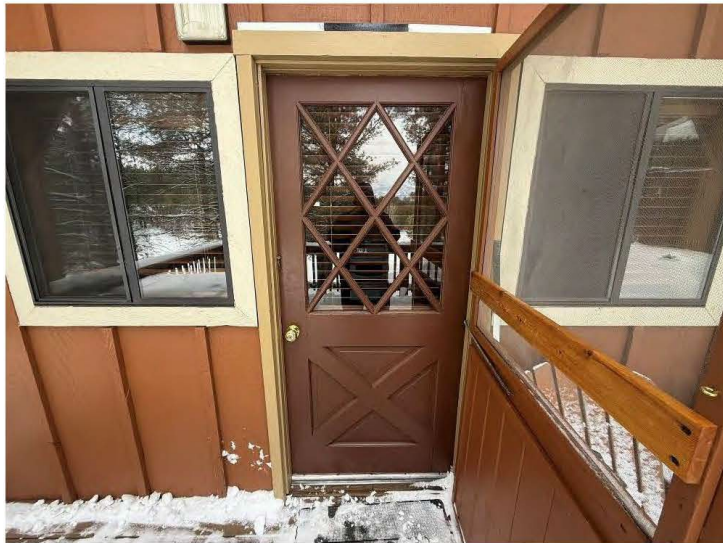
### CABIN SIX FIELD PHOTOGRAPHS



Overview and north wall of Cabin Six, view south.



North wall, door and deck of Cabin Six, view south, scale is 3 feet.



Door of Cabin Six, view south, scale is 3 feet.



Deck details of Cabin Six, view southeast.



Deck and north wall details of Cabin Six view east-southeast.



East wall of Cabin Six, view west.



East wall foundation details of Cabin Six, view west.



South and east walls of Cabin Six, view northwest.



South wall of Cabin Six, view north.



West wall of Cabin Six, view east.

## CABIN SEVEN

### CABIN SEVEN WEBSITE EXCERPT:

“Welcome to Cabin 7

Surrounded by pines, this quaint A-frame style cabin has one downstairs bedroom with a queen bed and a full bathroom with a tub. Climb the stairs to the loft, where you’ll find two additional twin beds, and you can look down over the railing to the living area below with a comfortable couch and chair.

Enjoy your meals at the dining table next to the wood stove. The kitchenette includes an apartment-size range and half-size refrigerator. Cabin #7 also features beautiful views of the San Francisco Peaks from the porch, where you can relax with your morning coffee or watch the sunset.

Four-person maximum

Rates are based on 2 to 4 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Seven exterior from website.



Cabin Seven exterior from website.



Cabin Seven exterior from website.



Cabin Seven exterior deck from website.



Cabin Seven exterior deck views from website.



Cabin Seven interior from website.



Cabin Seven interior from website.



Cabin Seven interior from website.



Cabin Seven interior from website.



Cabin Seven interior from website.



Cabin Seven interior from website.

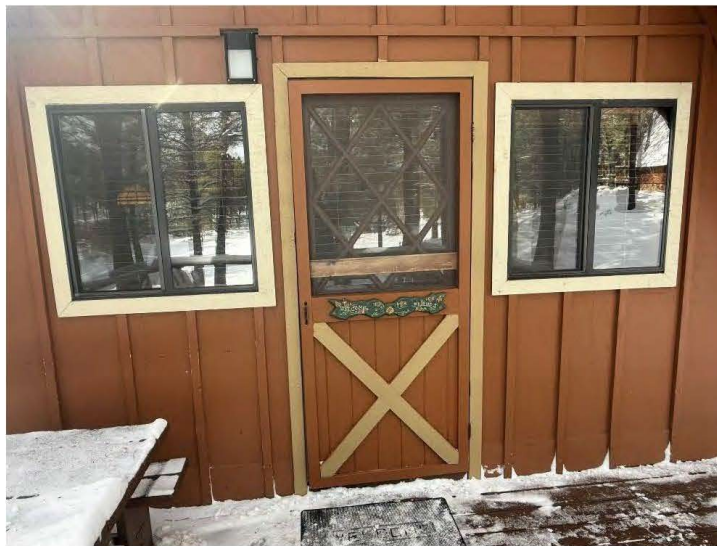


Cabin Seven interior from website.

## CABIN SEVEN FIELD PHOTOGRAPHS



Overview and north wall/deck of Cabin Seven, view south, scale is 3 feet.



Window and door details of Cabin Seven, view south.



Window and door details of Cabin Seven, view south.



Path and deck at Cabin Seven, view east.



East wall and foundation at Cabin Seven, view southwest.



East wall of Cabin Seven, view west.



South wall of Cabin Seven, view north.



South wall and roof trim details of Cabin Seven, view north-northwest.



West wall of Cabin Seven, view east.

## CABIN EIGHT

### CABIN EIGHT WEBSITE EXCERPT:

“Welcome to Cabin 8

If you like looking at mountains, you’ll love the beautiful views from Cabin #8’s deck, spacious with a BBQ, two Adirondack chairs and a small table for your comfort and convenience while enjoying the fresh mountain air.

This is an A-frame style cabin with two sleeping areas, including a downstairs bedroom with one queen bed. Stairs lead to an enclosed loft with two additional twin beds.

You’ll also find a kitchenette, an apartment-size range, half-size refrigerator, a full bathroom with a tub and a wood-burning stove. Cabin # 8 is the only A-frame cabin with an enclosed loft which creates the feeling of a second bedroom.

Four-person maximum

Rates are based on 2 to 4 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Eight exterior from website.



Cabin Eight exterior from website.



Cabin Eight exterior deck views from website.



Cabin Eight interior from website.



Cabin Eight interior from website.



Cabin Eight interior from website.



Cabin Eight interior from website.



Cabin Eight interior from website.



Cabin Eight interior from website.

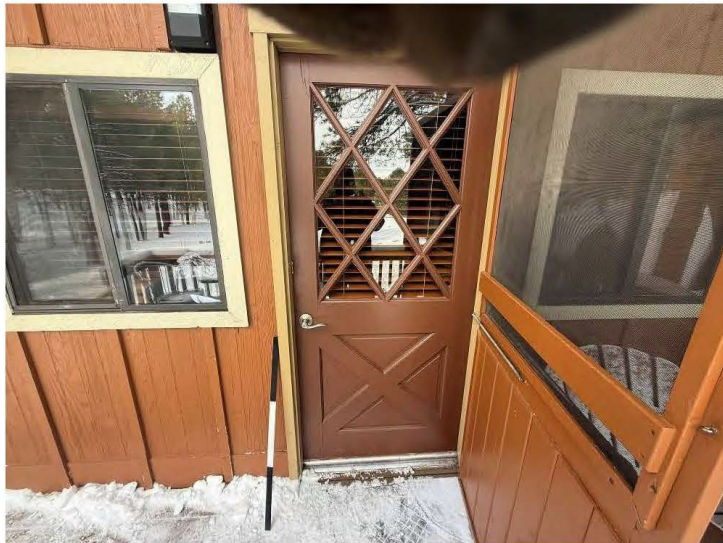
### CABIN EIGHT FIELD PHOTOGRAPHS



Overview and north wall of Cabin Eight, view south.



Window and door details of north wall of Cabin Eight, view south, scale is 3 feet.



Door of Cabin Eight, view south, scale is 3 feet.



Deck and foundation details of north wall of Cabin Eight, view south.



East wall of Cabin Eight, view west.



South and east walls of Cabin Eight, view northwest.



South wall (details and decoration) of Cabin Eight, view north.



West wall of Cabin Eight, view east.



West and south walls of Cabin Eight, view northeast.

## CABIN NINE

### CABIN NINE WEBSITE EXCERPT:

"Welcome to Cabin 9

Nicely shaded Cabin #9 has beautiful knotty pine tongue-and-groove throughout with one bedroom downstairs with a queen bed and stairs leading to a loft with two additional twin beds. The kitchenette includes a microwave, an apartment-size range and half-size refrigerator. Cabin #9 also features a wood-burning stove and a full bathroom with a tub.

Be sure to read the plaque on the outside of the cabin!

(Please see the note below.)

Four-person maximum

Rates are based on 2 to 4 people.

#### *Mary's Poem*

*This is the place we started our life.  
Where we first came as man and wife.*

*We were married on the day of love.  
We were so blessed by God above.*

*We came to the Inn to rest and unwind.  
We made reservations and were given #9.*

*We discussed our hopes, visions, and dreams.  
We were meant to be here or so it seems.*

*We'd have our own business. We were deciding.  
A great place like this, now that'd be exciting.*

*To make a long story short, our dreams came true.  
We now own the Inn and there's so much to do.*

*Always remember to follow your heart.  
This is the place where YOUR dreams could start.*

*To my husband, Brian on our 2nd Anniversary, I hope you enjoy my gift to you.  
Thank you for being MY dream come true.*

*Love, Mary*

*February 14, 2000"*

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Nine exterior from website.



Cabin Nine exterior from website.



Cabin Nine exterior from website.



Cabin Nine exterior deck from website.



Cabin Nine exterior deck views from website.



Cabin Nine interior from website.



Cabin Nine interior from website.



Cabin Nine interior from website.



Cabin Nine interior from website.



Cabin Nine interior from website.



Cabin Nine interior from website.

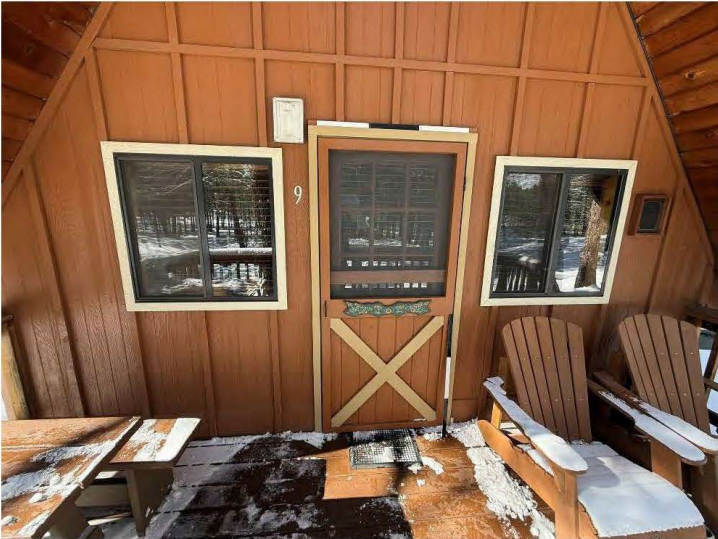
### CABIN NINE FIELD PHOTOGRAPHS



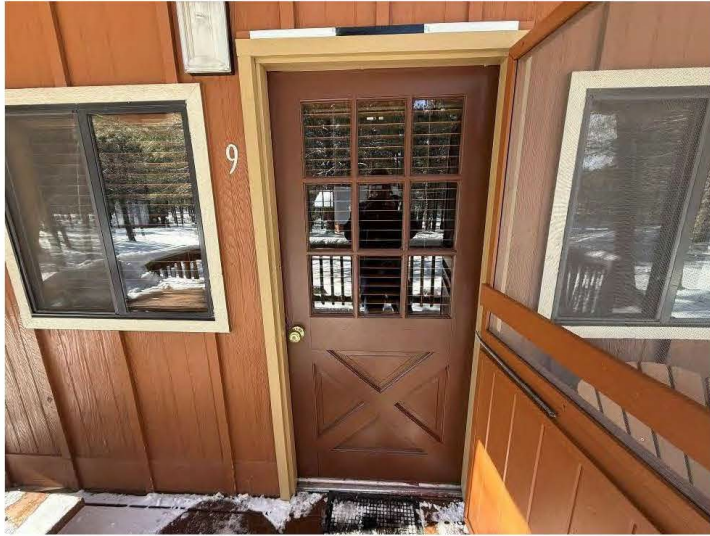
Overview and north wall of Cabin Nine, view south.



North wall and deck of Cabin Nine, view south.



North wall, deck, window and door details of Cabin Nine, view south, scale is 3 feet.



Door details of Cabin Nine, view south, scale is 3 feet.



Mary's Poem on north wall of Cabin Nine, view south.



Deck and foundation of Cabin Nine, view southwest.



Deck details of Cabin Nine, view southeast.



North wall roof and trim details of Cabin Nine, view southwest.



East wall of Cabin Nine, view west.



South and east walls of Cabin Nine, view northwest.



South wall of Cabin Nine, view north.



West wall of Cabin Nine, view east.



North and west walls of Cabin Nine, view southeast.

## CABIN TEN

### CABIN TEN WEBSITE EXCERPT:

“Welcome to Cabin 10

Cabin #10 is an A-frame style cabin with beautiful knotty pine tongue-and-groove throughout. Come stay at this gorgeous getaway in the pines.

The downstairs bedrooms, each with a double bed and private vanity, are connected by a bathroom with a shower. A “straight up-and-down” ladder leads to the loft, with one twin bed and one double.

You can prepare your meals in the fully-furnished kitchenette with an apartment-size range, mini fridge, and microwave, and spend evenings relaxing on the porch or in the cozy living area which is furnished with a love seat and chair.

Six-person maximum

Rates are based on 3 to 6 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:

### WEBSITE PHOTOGRAPHS



Cabin Ten exterior from website.



Cabin Ten interior from website.



Cabin Ten interior from website.



Cabin Ten interior from website.



Cabin Ten interior from website.



Cabin Ten interior from website.



Cabin Ten interior from website.



Cabin Ten interior from website.

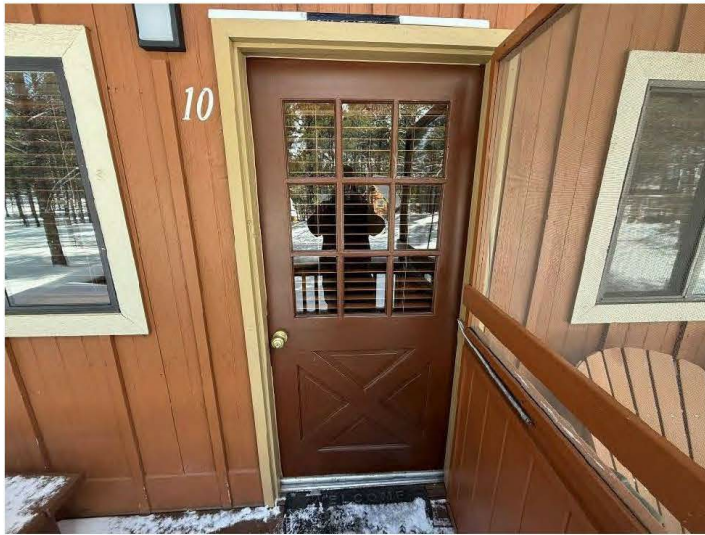
### CABIN TEN FIELD PHOTOGRAPHS



Overview, north wall and deck of Cabin Ten, view south.



Door of Cabin Ten, view south, scale is 3 feet.



Door of Cabin Ten, view south, scale is 3 feet.



North wall window and roof details of Cabin Ten, view south.



North wall and deck and foundation details of Cabin Ten, view south.



Deck of Cabin Ten, view east.



North and east walls of Cabin Ten, view southwest.



East wall of Cabin Ten, view west.



South and east walls of Cabin Ten, view northwest.



South wall of Cabin Ten, view north.



West wall of Cabin Ten, view east.

## CABIN ELEVEN

### CABIN ELEVEN WEBSITE EXCERPT:

“Welcome to Cabin 11

With lots of breathing room around it, lovely Cabin 11 is an A-frame style cabin with two downstairs bedrooms, each with a double bed and private vanity. These bedrooms are connected by a bathroom with a walk-in shower (no tub). Access to the loft with two more double beds is a “straight up-and-down” ladder. With a total of four double beds, this cabin is perfect for small families or four adults.

Cabin 11 also features a fully-furnished kitchenette with an apartment-sized range, half-size refrigerator and a microwave. A wood-burning stove adds warmth and ambiance to this cozy retreat.

Six-person maximum

Rates are based on 3 to 6 people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:

### WEBSITE PHOTOGRAPHS



Cabin Eleven exterior from website.



Cabin Eleven exterior from website.



Cabin Eleven exterior deck from website.



Cabin Eleven exterior deck views from website.



Cabin Eleven interior from website.



Cabin Eleven interior from website.



Cabin Eleven interior from website.



Cabin Eleven interior from website.



Cabin Eleven interior from website.



Cabin Eleven interior from website.

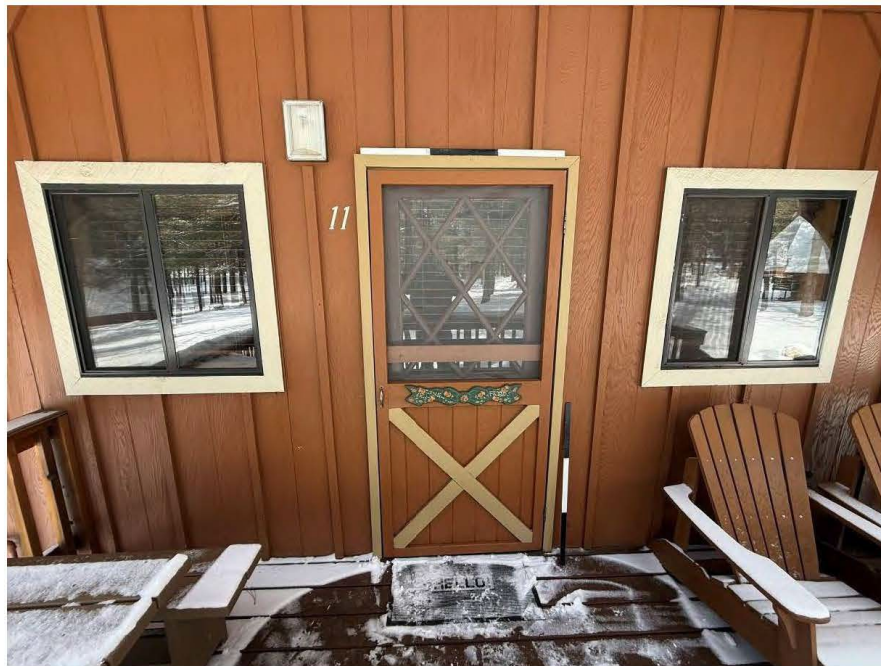


Cabin Eleven interior from website.

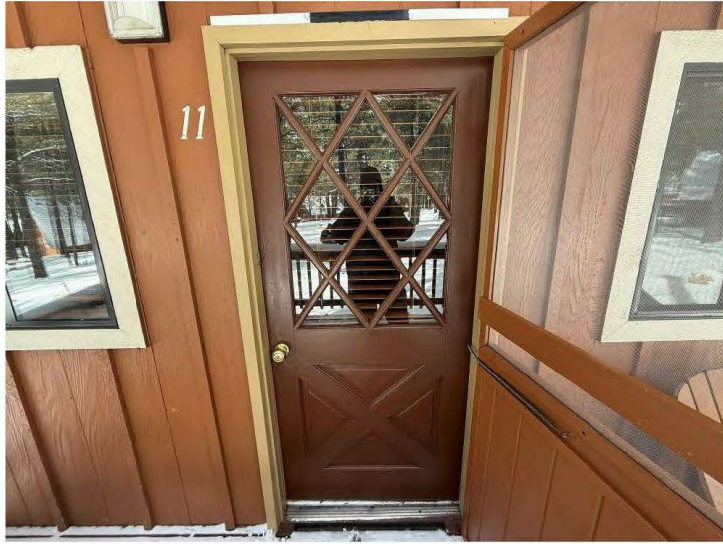
## CABIN ELEVEN FIELD PHOTOGRAPHS



Overview, north wall and deck of Cabin Eleven, view south.



North wall door and window details of Cabin Eleven, view south, scale is 3 feet.



Door details of Cabin Eleven, view south, scale is 3 feet.



Deck and foundation details of Cabin Eleven, view south.



Deck and stairs of Cabin Eleven, view east.



East and north walls of Cabin Eleven, view southwest.



East wall of Cabin Eleven, view west.



South and east walls of Cabin Eleven, view northwest.



South wall of Cabin Eleven, view north.



West wall of Cabin Eleven, view east.



North and west walls of Cabin Eleven, view southeast.

## CABIN THIRTEEN

### CABIN THIRTEEN WEBSITE EXCERPT:

“Welcome to Cabin 13

Nestled among the trees, #13 is a premium, spacious cabins with rich tongue-and-groove throughout. This A-frame style rock cabin has two downstairs bedrooms each with a queen bed. These bedrooms are connected by a bathroom with a walk-in shower. Stairs lead to the large, open loft where you’ll find a twin bed on either side of the second bathroom. This is a half-bath with a toilet and sink only.

Cabin #13 also features a full kitchen with a microwave, a flagstone floor which provides the central heating and a spacious living and dining area with a wood-burning stove for extra comfort and hominess.

Six-person maximum (Flat rate).”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Thirteen exterior from website.



Cabin Thirteen exterior from website.



Cabin Thirteen exterior deck from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.



Cabin Thirteen interior from website.

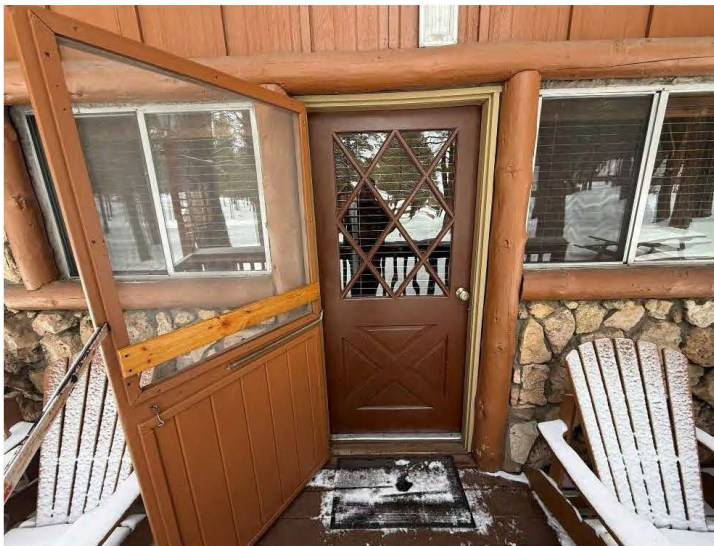
### CABIN THIRTEEN FIELD PHOTOGRAPHS



Overview, north wall and deck of Cabin Thirteen, view south.



North wall window, door and masonry details of Cabin Thirteen, view south, scale is 3 feet.



Door of Cabin Thirteen, view south.



North wall deck details of Cabin Thirteen, view southeast.



Deck and stair details of Cabin Thirteen, view west.



East and north walls of Cabin Thirteen, view southwest.



East wall of Cabin Thirteen, view west.



South and east walls of Cabin Thirteen, view northwest.



South wall of Cabin Thirteen, view north.



South wall window, roof and trim details of Cabin Thirteen, view north.



West wall of Cabin Thirteen, view east.



North and west walls of Cabin Thirteen, view southeast.

## CABIN SIXTEEN

### CABIN SIXTEEN WEBSITE EXCERPT:

“Welcome to Cabin 16

Located near the main Inn, #16 is one of our most popular cabins! This large and lovely, two-story getaway has a whopping 5 bedrooms. On the first floor, you’ll find 3 bedrooms—a primary bedroom with a king bed, a second bedroom with two twins beds and a third with a double bed. There is also a full bathroom with tub and a full kitchen. The two upstairs bedrooms each have a queen bed and a balcony. There is also a second bathroom with a tub and hand-held shower head upstairs. Cabin #16 features a beautiful living room with a built-in fireplace—the only one of its kind on the property—and gorgeous views of the mountains, which you can enjoy from the large porch. The porch boasts several Adirondack chairs and bench for your viewing pleasure. Perched at the top of a hill, you won’t have to carry your sleds far if you come for a winter visit. This spacious getaway was once the residence of the Wanek family, who first built the Arizona Mountain Inn. It was the last cabin they lived in before moving into the main Inn.

Ten-person maximum (Flat rate).”

ADDITIONAL WEBSITE & FIELD PHOTOS:  
WEBSITE PHOTOGRAPHS



Cabin Sixteen exterior from website.



Cabin Sixteen exterior from website.



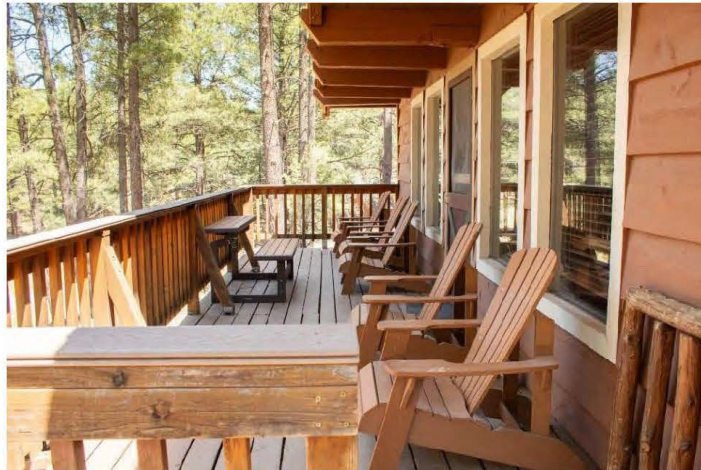
Cabin Sixteen exterior from website.



Cabin Sixteen exterior from website.



Cabin Sixteen exterior from website.



Cabin Sixteen exterior north first floor deck from website.



Cabin Sixteen exterior deck views from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen interior from website.



Cabin Sixteen exterior north second story deck views from website.

### CABIN SIXTEEN FIELD PHOTOGRAPHS



Overview, north wall and deck of Cabin Sixteen, view south.



North wall window and door details of Cabin Sixteen, view south, scale is 3 feet.



Door details of Cabin Sixteen, view south.



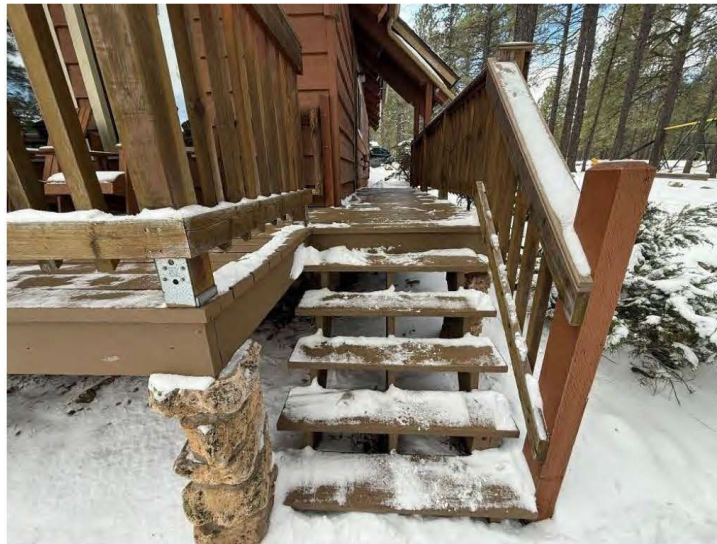
North wall deck and gate of Cabin Sixteen, view southeast.



North wall second story deck details of Cabin Sixteen, view southeast.



North wall deck and foundation details of Cabin Sixteen, view southwest.



Deck and stair of Cabin Sixteen, view south along west wall.



East wall and chimney of Cabin Sixteen, view south-southeast.



North wall of shed adjacent to east of Cabin Sixteen, view south.



Workshop (left), shed, and fence adjacent and east of Cabin Sixteen, view west.



View between Workshop and fence of east entrance of Cabin Sixteen, view west.



Workshop (right), cabin Nineteen (left) and south/east walls of Cabin Sixteen (center) view northwest.



East entrance and open sheds on east wall of Cabin Sixteen, view west.



East entrance and open sheds on east wall of Cabin Sixteen, view west.



South and east walls of Cabin Sixteen, view northwest.



South wall of Cabin Sixteen, view north.



South wall and deck details of Cabin Sixteen, view northwest.



West and south walls of Cabin Sixteen, view northeast.



West wall of Cabin Sixteen, view east.



West wall entrance and landing of Cabin Sixteen, view northeast.



West door of Cabin Sixteen, view east.



West walkway of Cabin Sixteen, view northeast.



North and west walls of Cabin Sixteen, view southeast.

## CABIN NINETEEN

### CABIN NINETEEN WEBSITE EXCERPT:

“Welcome to Cabin 19

Sweet Cabin #19 is a very unique, A-frame with loft sleeping only, meaning there is no downstairs bedroom. A ladder leads to a small platform area in the loft where you can climb right onto the soft queen bed. The cabin has beautiful pine tongue-and-groove and lighting throughout the interior, kitchen and bathroom. The spacious living room includes a wood-burning stove, and the adjacent kitchen has a full-size refrigerator and microwave. There is one full bathroom with a tub and shower.

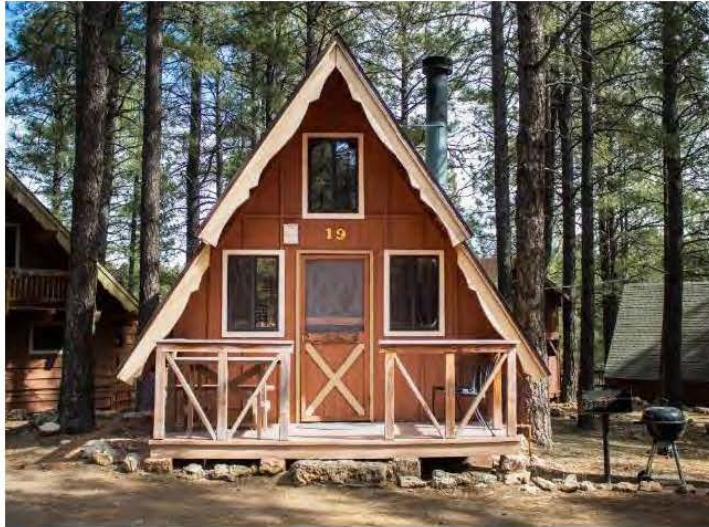
Two to three people.”

ADDITIONAL WEBSITE & FIELD PHOTOS:

### WEBSITE PHOTOGRAPHS



Cabin Nineteen exterior from website.



Cabin Nineteen exterior from website.



Cabin Nineteen interior from website.



Cabin Nineteen interior from website.



Cabin Nineteen interior from website.



Cabin Nineteen interior from website.



Cabin Nineteen interior from website.

CABIN NINETEEN FIELD PHOTOGRAPHS



Overview, south wall and deck of Cabin Nineteen, view north.



South wall, window and door details of Cabin Nineteen, view north, scale is 3 feet.



Door of Cabin Nineteen, view north scale is 3 feet.



Deck details of Cabin Nineteen, view north.



West and south walls of Cabin Nineteen, view north-northeast.



West wall of Cabin Nineteen, view east.



North and west wall of Cabin Nineteen, view southeast.



North wall window and trim details of Cabin Nineteen, view south.



East wall of Cabin Nineteen, view southwest (Workshop right).



East wall of Cabin Nineteen, view west.



South and east walls of Cabin Nineteen, view northwest (Main Inn left).

## SMALL CABIN

### SMALL CABIN FIELD PHOTOS:



Overview, door and south wall of Small Cabin, view north (Main Inn left).



Door of Small Cabin, view north, scale is 3 feet.



North wall roof details of Small Cabin, view northwest, scale is 3 feet.



Interior details of Small Cabin, view northwest.



Interior roof details of Small Cabin, view northwest.



Interior details of Small Cabin, view northeast.



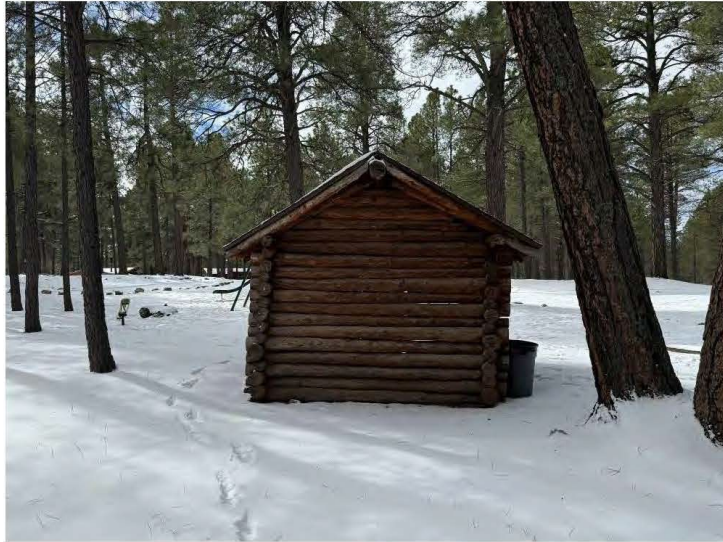
Interior details of Small Cabin, view southwest.



West wall and window of Small Cabin, view east.



West wall and window of Small Cabin, view east.



North wall of Small Cabin, view south.



North wall roof details of Small Cabin, view south.



Northeast cabin corner details of Small Cabin, view south.



East and north walls of Small Cabin, view southwest.



East wall of Small Cabin, view west.



South and east walls of Small Cabin, view northwest (Main Inn rear).



**Lithos Paleontology and Cultural Resource Consultants, LLC**  
admin@lithosconsultants.com  
716.261.6461



**Heritage Preservation Commission**

7. A

**From:** Sara Dechter, AICP, Comprehensive Planning Manager

**DATE:** 04/15/2026

**SUBJECT:** Deputy City Clerk Georganna Staskey will provide an Open Meeting Law and Boards and Commission training refresher.

---

**STAFF RECOMMENDED ACTION:**

Informational only

**Policy Impact:**

NA

---

**Attachments**

Presentation

---

# FLAGSTAFF BOARDS AND COMMISSIONS

## Open Meeting Law Refresher





# FLAGSTAFF BOARDS AND COMMISSIONS

## Today's Agenda

- Review Roles of Commissions
- Refresher in Open Meeting Law
- Review Conflict of Interest Law
- Questions



# FLAGSTAFF BOARDS AND COMMISSIONS

## New Appointments

- Welcome!
  - Jeanne Stevens
  - Alec Overmann
  - Caitlin Stewart



# FLAGSTAFF BOARDS AND COMMISSIONS

## Types of Boards and Commissions

- All boards, commissions, and committees of the city are classified as advisory, ad hoc, or quasi-judicial.
- Advisory and Ad hoc
  - Most commissions fall into these category
    - Advisory commissions have the primary responsibility of making recommendations to the City Council.
    - Ad hoc created to study, review, and make recommendations regarding specific issues designated by City Council.
- Quasi-Judicial
  - A public body, other than a court of law, possessing the power to hold hearings and make decisions. The following boards are considered quasi-judicial: Board of Adjustment and Building and Fire Code Board of Appeals.



# FLAGSTAFF BOARDS AND COMMISSIONS



## Roles

- Board and Commission Primary Role
  - Make recommendations to Council
    - Accept recommendation
    - Change provisions of recommendation
    - Send back for further consideration
    - Not accept recommendation
- Staff Liaison Role
  - Ensure compliance with Open Meeting Law
  - Answer questions related to city policies and procedures
  - Coordinate the involvement of other departments or commissions
  - Reporting commission recommendations to Council
  - A commission may request staff's assistance on various projects; however, their Division Director must approve all requests which create a substantial demand for a work product.



# FLAGSTAFF BOARDS AND COMMISSIONS



## Subcommittees and Informal Working Groups

- **Subcommittees**
  - A subcommittee is charged with a specific duty or role, Bicycle Advisory Committee and Pedestrian Advisory Committee.
- **Informal Working Groups**
  - Informal Working Groups may be created to research, gather information, and provide recommendations back to the commission for specific purposes.
  - Working groups may consist of members of the public and/or less than a quorum of commission members.
  - All information and recommendations from the working group must be provided and presented to the commission in an open meeting for public discussion.
  - No actions, statements, or recommendations can be made or provided by the working group on behalf of the commission. Working groups are not required to have formal agendas or minutes.



# FLAGSTAFF BOARDS AND COMMISSIONS

## Open Meeting Law

- Two core concepts
  - “All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings.” A.R.S. § 38- 431.01(A).
  - “It is the public policy of this state that meetings of public bodies be conducted openly, and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided.” A.R.S. § 38-431.09.
- Meetings shall be open to the public and follow requirements
  - When and where the meeting will occur
  - Information to inform the public of the matters to be discussed or decided
  - Minimum 24-Hour public notice is required
- Legal action (motions and votes) must take place in a public meeting
- Only agenda items may be discussed
  - Best practice is to keep conversations about the agenda within the public meeting and during the designated agenda item time. If there are questions beforehand, staff can provide assistance; however, members should avoid discussing agenda items with one another in advance, as this helps prevent any potential influence or perceived bias.
- Executive Sessions (exception to rule)
  - Executive sessions require prior consent of City Attorney and staff liaison



# FLAGSTAFF BOARDS AND COMMISSIONS



## What constitutes a meeting?

- A meeting is a gathering, in person or through technological devices, of a quorum of a public body at which they discuss, propose, or take legal action, including deliberations. ARS § 38-431(4).
  - This includes telephone and e-mail communications.
    - DO NOT “reply all”
    - Public does not have access
    - E-Mails regarding commission business are a public record
    - Does not matter whose computer is used
- Quorum Requirement
  - Majority of membership
    - Seven members – four members a quorum
  - What if you don’t have a quorum?
    - You don’t have a “meeting” and you adjourn



# FLAGSTAFF BOARDS AND COMMISSIONS



## Why do we have an Open Meeting Law?

- To protect the public.
  - To avoid decision-making in secret.
  - To promote accountability by encouraging public officials to act responsively and responsibly.
- To protect public officials.
  - To avoid being excluded (notice).
  - To prepare and avoid being blind sided (agenda).
  - To accurately memorialize what happened (minutes).
- Maintain Integrity of government.
- Better informed citizenry.
- Build trust between government and citizenry.



# FLAGSTAFF BOARDS AND COMMISSIONS

## Open Meeting Law

- Penalties
  - If found guilty of an Open Meeting Law violation, a court may:
    - Levy a fine up to \$500 against the commissioner for each violation
    - The commissioner **personally** must pay the fine
  - The commissioner is subject to removal from office
- Social Events
  - If a quorum may be present
    - Post a “Notice of Possible Quorum”
    - Include a statement that no business of public body will be discussed, and no action taken



# FLAGSTAFF BOARDS AND COMMISSIONS

## Decorum

- The chair is the presiding officer in all commission proceedings. During the absence of the chair, the vice-chair acts as chair.
- Members may speak after recognition by the chair and the chair shall not unreasonably withhold such recognition.
  - When two or more members wish to speak, the chair shall determine the order of speaking and recognize the first speaker.
  - While a member is speaking, no other member shall interrupt except to make a point of order or a point of personal privilege.
    - Point of Order vs. Point of Privilege: A point of order is made when a member notes an infraction of the rules or improper decorum in speaking. The point of order must be raised immediately after the error is made. A point of personal privilege pertains to noise, personal comfort, or related items. i.e. personal statements unrelated to the agenda matter.
- The Commission moves in the collective, if additional information is needed it is best to ask staff so they can gather requested information and share with the whole commission.



# FLAGSTAFF BOARDS AND COMMISSIONS



## Tips for Meetings

- Refrain from side conversations during the meeting
- Turn off your phone ringer/computer sounds
- Wait for the previous person to finish their comments
- Speak clearly for the audience
- If you are unable to attend a meeting in person, please contact your staff liaison to attend virtually
  - As a general rule, a commission may recommend the removal of any member who is absent for more than two consecutive regular meetings without prior notification.



# FLAGSTAFF BOARDS AND COMMISSIONS

## Conflict of Interest

- Substantial
  - Generally, any interest that affects your, or your relative's, financial (pecuniary) or property (proprietary) interests
  - Refrain from voting on or participating in the decision (please "leave the room")
  - Make the conflict of interest known in the official record
  - \*In some instances, where an HPC Commissioner needs to act as a Consultant they should leave the dais, make a clear statement for the minutes that they are acting in their professional capacity and not a Commissioner and may proceed with their presentation and answer questions. They may sit in the audience during deliberation and voting.
- Remote
  - Remote interests are financial and property interests deemed to be so minor as not to trigger the reporting and non-participation requirements
  - May still vote
  - A commissioner is an architect who, years ago, had a consultation with the applicant on an unrelated project.
- Gifts and Bribes
  - Tickets to concert, dinner gift certificates, etc. considered gifts

# Board and Commission Members' Rules and Operations Manual

[georganna.staskey@flagstaffaz.gov](mailto:georganna.staskey@flagstaffaz.gov)



**Heritage Preservation Commission**

7. B.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Historic Signs and Facades Grant Tracking - April 2026 Update

---

**STAFF RECOMMENDED ACTION:**

Discussion only.

**Executive Summary:**

The building permit has been issued for the 822 W. Grand Canyon Ave. grant project and work is expected to be completed by May 2026. There are no other updates since the February 2026 report.

**Policy Impact:**

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**Attachments**

HSFG Tracking April 2026

---

## HSFG Grants July 2025 - June 2026

Address	Property Owner(s)/Applicant	Grant Amount (\$)	Grant Level	HPC Meeting Award Date	Grant Expiration Date	Status
601 W Cherry Avenue	Erik Schiefer-Stan & Amanda Schiefer-Stan	\$10,000	Level 1	Apr-24	Apr-26	Paid
123 S Beaver Street	David Tomich and Jeff Newman - Flagstaff Christian Fellowship	\$10,000	Level 1	Jul-25	Jul-26	Paid
104 E Route 66	Jonathan Warshaw/Bob Harris	\$9,633	Level 1	Nov-24	Nov-25	Paid
822 W Grand Canyon Ave	James (Kip) Moyer	\$10,000	Level 1	Jan-26	Jan-27	Permit issued
FY26 Funding		\$160,000				
Available funds		\$120,367				

**Heritage Preservation Commission**

7. C.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Updated Heritage Resources: Special Districts and Neighborhoods Map

---

**STAFF RECOMMENDED ACTION:**

Discussion only.

**Executive Summary:**

Staff will present the recently updated *Heritage Resources: Special Districts and Neighborhoods* map.

**Policy Impact:**

**Background and History:**

The *Heritage Resources: Special Districts and Neighborhoods* map features properties and districts listed on the Flagstaff and/or National Register of Historic Places, City Landmark Properties and Historic Overlay Zones, and other historic neighborhoods within the City of Flagstaff. An earlier version was created and published on the Heritage Preservation website in 2021. The map was recently updated to:

- Include the 2025 listing of the Kinlani Apartments building at 101-103 N. Leroux St. in the Flagstaff Register of Historic Places.
- Correct the location points of the stars representing National Register of Historic Places properties.
- Add additional City Landmarks and National Register of Historic Places properties and districts.

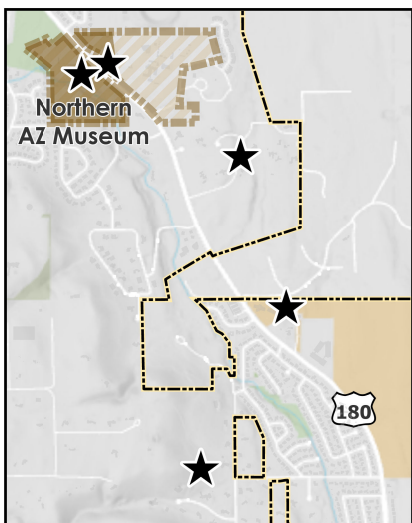
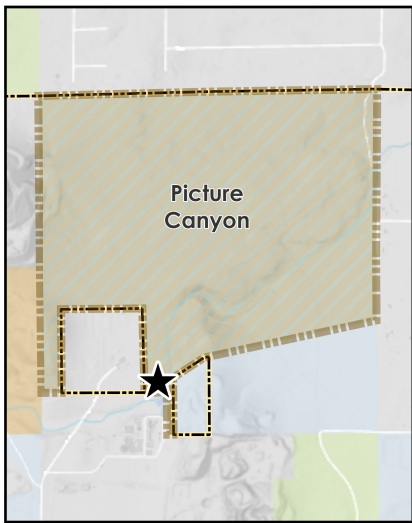
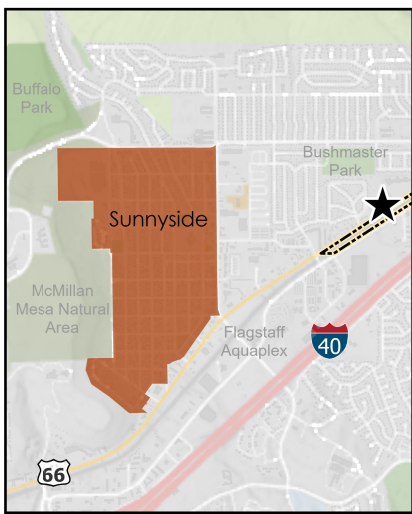
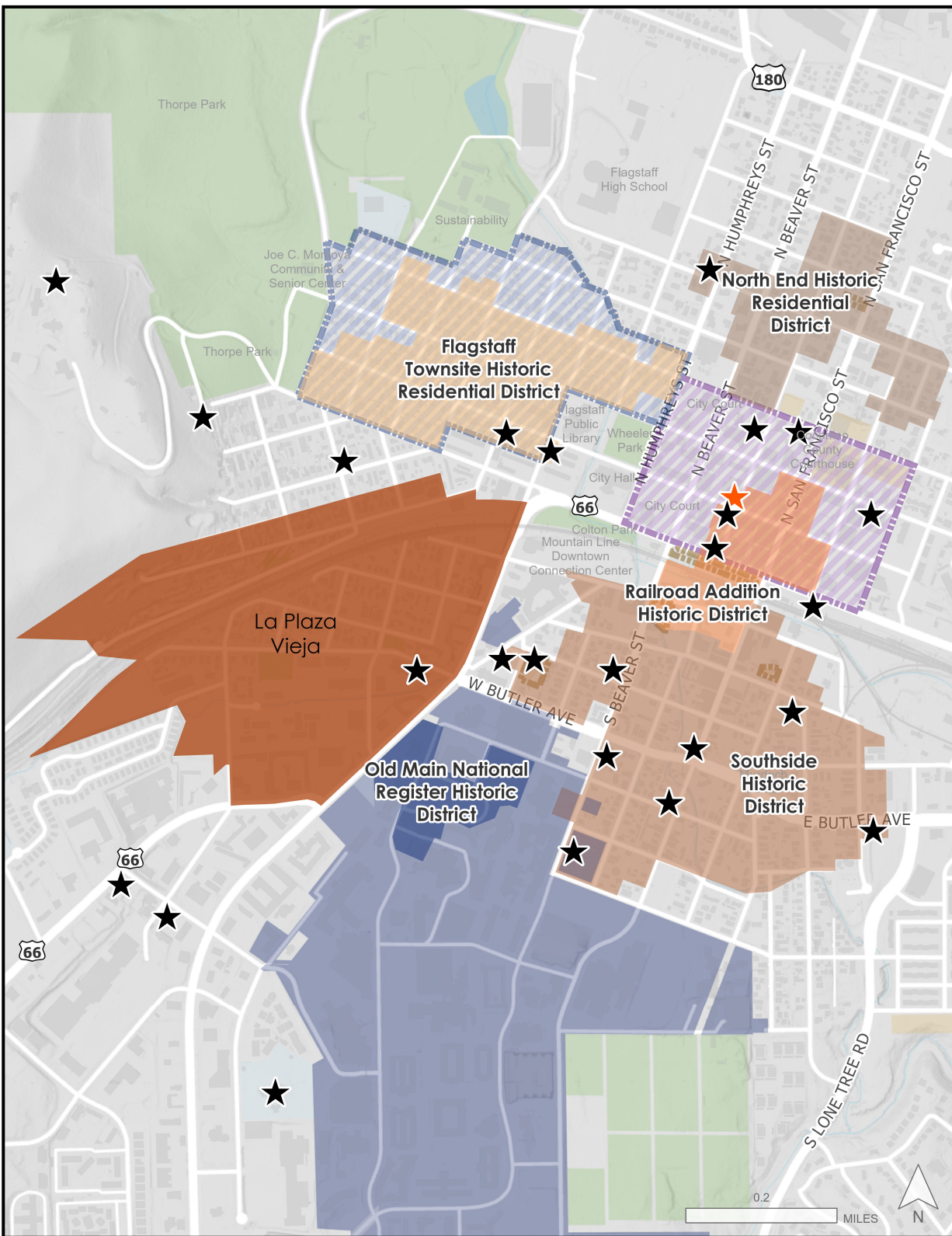
The *Heritage Resources: Special Districts and Neighborhoods* map is published on the Heritage Preservation Maps webpage, which can be accessed here: [Heritage Preservation Maps | City of Flagstaff Official Website](#).

---

**Attachments**

Heritage Resources: Special Districts and Neighborhoods Map

---



## Heritage Resources: Special Districts and Neighborhoods

- ★ National Register Historic Places
- ★ Flagstaff Register of Historic Places
- Flagstaff Townsite Historic Residential District
- North End Historic Residential District
- Railroad Addition Historic District
- Southside Historic District
- Northern AZ Museum
- Old Main National Register Historic District
- Downtown Overlay Zone (DOZ)
- Townsite Overlay Zone (TOZ)
- Landmark Overlay Zone (LOZ)
- Special Neighborhoods
- City Boundary

The following map features properties and districts listed in the Flagstaff and/or National Register of Historic Places, City Landmark Properties and Historic Overlay Zones, and other historic neighborhoods within the City of Flagstaff.

**Heritage Preservation Commission**

7. D.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Commission Outreach and Education Program Discussion

---

**STAFF RECOMMENDED ACTION:**

Discussion only.

**Executive Summary:**

Chair Westheimer requested a discussion of possible future Commission-led public outreach and education programs per the Commission's Powers and Duties listed in the Enacting Authority.

**Policy Impact:**

**Background and History:**

The following related Powers and Duties are included under 2-19-001-0005 of the Commission's Enacting Authority:

B. The Commission shall increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.

C. The Commission shall advise and assist owners of landmarks or historic structures on physical and financial aspects of preservation, renovation, rehabilitation, and reuse.

The Commission's Enacting Authority is available to view online here: <http://www.codepublishing.com/AZ/Flagstaff/cgi/menuCompile.pl>

---

**Heritage Preservation Commission**

8. A. 1.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** 114 W. Route 66 Certificate of No Effect

---

**PROPERTY INFO:**

**Permit Number(s):** PZ-26-00025, CC-26-00069

**Address:** 114 W. Route 66

**Type of Approval:** Certificate of No Effect

**Approval Date:** February 23, 2026

**FINDINGS:**

The Certificate of No Effect application 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. It is located outside of the Railroad Addition Historic District and was previously recommended eligible for listing in the National Register of Historic Places. The proposed sign plans were determined to conform to the design guidelines and meet the criteria for a Certificate of No Effect.

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**Attachments**

Certificate of No Effect Application

Sign Plans

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# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
 F: (928) 779-7684

**HPC-C**

Date Received 2/12/26	<b>Application to Heritage Preservation for a Certificate within an Overlay</b>		File Number
Property Owner(s) Shane Shumway	Title	Phone (928) 369-8236	Email shaneshumway@wbicompany.com
Mailing Address 1501 E. Woolford Rd.		City, State, Zip Show Low, AZ 85901	
Applicant Creative Signs	Title	Phone 801-798-9892	Email sales@creativesigns.com
Mailing Address 2333 N 200 E		City, State, Zip Spanish Fork, UT	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) Contractor			
Site Address 114 W Route 66 STE B		City, State, Zip Flagstaff, AZ, 860	
Project Name Vivint Sign			
Parcel Number(s) 100-21-003A		Zoning District(s), including Overlays Flagstaff Central Sign District, Downtown Overlay	
<b>Property Information:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Listed individually on the National or Arizona Register of Historic Places? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in a National Register Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is a structure on the property considered contributing to the District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in a Historic or Landmark Overlay? (Name: <u>Downtown</u> ) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the structure over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does this application include review of a sign in an overlay or the Central Sign District?			
<b>Type of HPC Application Requested:</b> <input checked="" type="checkbox"/> Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission) <input type="checkbox"/> Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission) <input type="checkbox"/> Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)			
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>			
Property Owner Signature: 	Date: 2/17/26	Applicant Signature: 	Date: 2/17/26
<b>For City Use</b>			
Date Filed: _____		HPC Hearing Date: _____	
Fee Receipt #: _____		Amount: _____	Date: _____
<b>Action by HPC:</b> <input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions		<input type="checkbox"/> Denied <input type="checkbox"/> Continued  Staff Initial: _____ Date: _____	

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, 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.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. A list of related permits and development applications that have been or will need to be submitted.
6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
7. Statement of approval from a subdivision or property owners association, if applicable.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Certificate of Appropriateness, a Certificate of Economic Hardship, Community Development must receive your application by the submittal deadline posted to the [Heritage Preservation program website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct 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 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.

If this application includes the review of a sign within the Downtown Overlay, Central Sign District or the Townsite Overlay, a permanent sign application must be submitted prior to the submission of the HPC-C application and the comments provided in that review should be attached to this application.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

F: (928) 779-7684

[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

**HPC-C**

## Project Description

[Empty box for Project Description]

## Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

[Empty box for Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code]

Insert additional pages if necessary



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## 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 significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. 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 of Flagstaff, the State of Arizona, or the United States of America.
- b. 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, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date: \_\_\_\_\_

Describe Previous Major Alterations (Include dates and changes of use):

---



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Describe the Significance of the Resource (In terms of A. or B., and C., above):

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Source(s) of Information Used:

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

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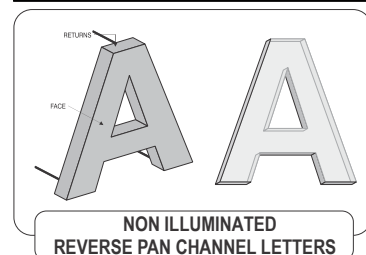
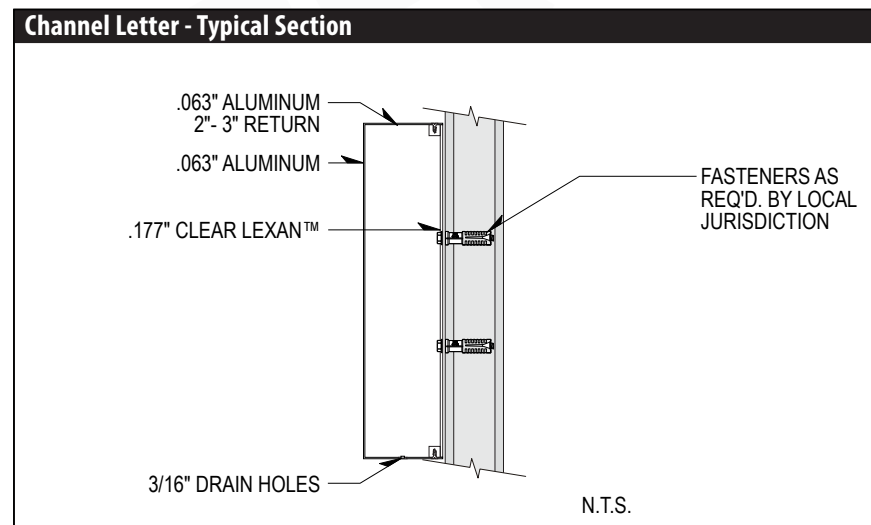
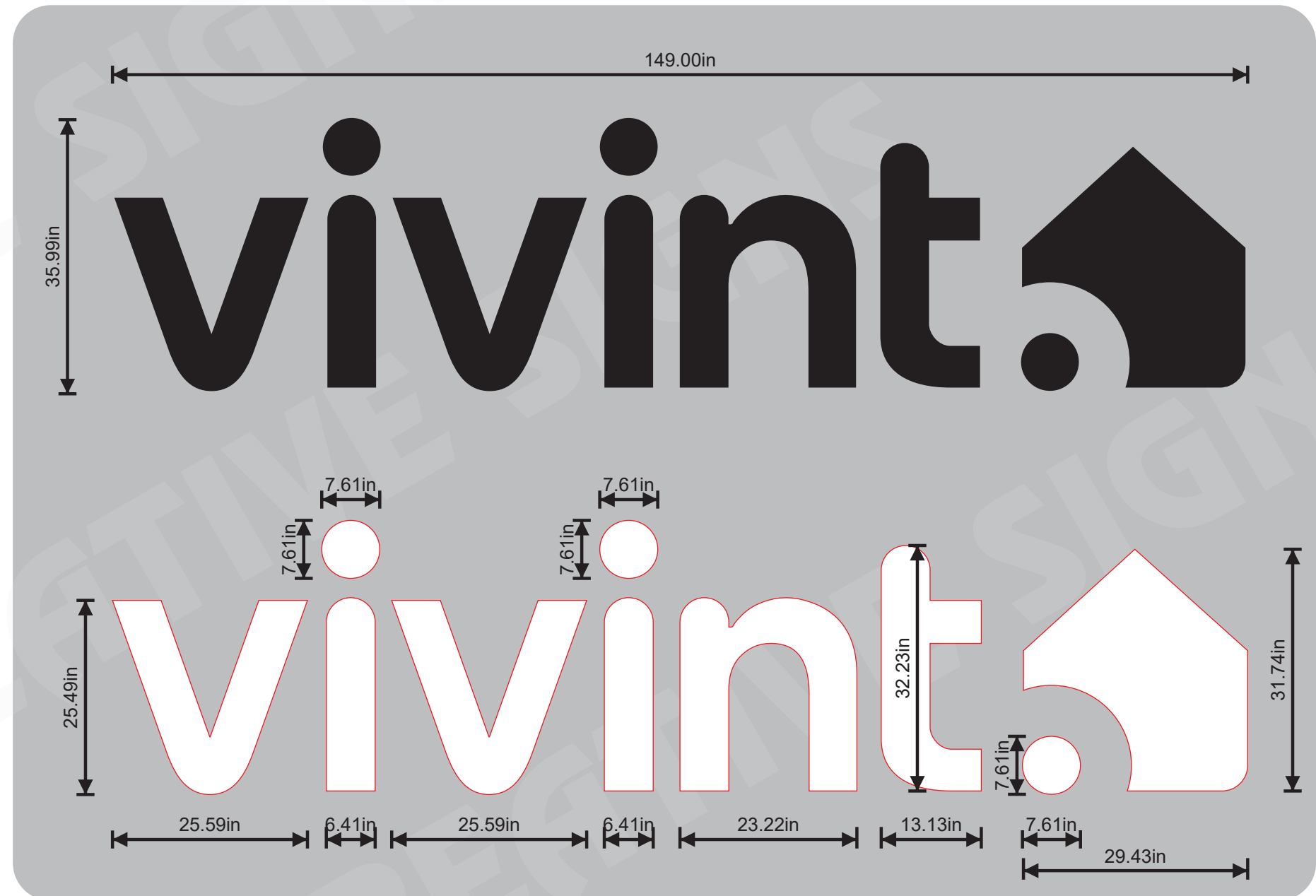


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**SPECIFICATIONS FOR FABRICATION AND INSTALLATION:**

- Non-Illuminated Aluminum channel letters built to UL specifications
- Depth of signage: 2"-3"
- Face type: Aluminum
- Mounting Method: Direct Mounted

# FLAGSTAFF LETTERS



## 28926-Exterior Signage

- Sign Square Footage: 37.25 Sq. Ft.
- Sign Estimated Height From Ground: 8' - 10" Estimated



**CREATIVE SIGNS**

2333 N 200 E  
Spanish Fork, UT 84660

801-798-9892  
creativesigns.com



**Heritage Preservation Commission**

8. A. 2.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** 123 N. San Francisco St. Certificate of No Effect

---

**PROPERTY INFO:**

**Permit Number(s):** PZ-23-00047-03

**Address:** 123 N. San Francisco St.

**Type of Approval:** Certificate of No Effect

**Approval Date:** February 23, 2026

**FINDINGS:**

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

**INFORMATION:**

This property is located within the Downtown Historic Overlay Zone. It is non-contributing to the Railroad Addition Historic District due to age (it was constructed in 1975, outside the period of significance established for the district). The proposed plans to install rooftop telecommunications equipment and associated screening were determined to meet the criteria for a Certificate of No Effect.

This project is currently being reviewed for a City of Flagstaff building permit and a Certificate of No Effect is required before the permit can be issued. If a federal nexus is established, the Federal Communications Commission (FCC) may later initiate consultation under Section 106 of the National Historic Preservation Act under this project, which would be reported on a future agenda as a Consultation.

---

**Attachments**

Certificate of No Effect Application  
Project Plans

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# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684

**HPC-C**

Date Received		<b>Application to Heritage Preservation for a Certificate within an Overlay</b>		File Number
Property Owner(s)	Title	Phone	Email	
Mailing Address			City, State, Zip	
Applicant	Title	Phone	Email	
Mailing Address			City, State, Zip	
Property Interest of Applicant(s) (Owner, contractual interest, or agent)				
Site Address			City, State, Zip	
Project Name				
Parcel Number(s)		Zoning District(s), including Overlays		
Property Information:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a National Register Historic District? (Name: <u>Railroad Addition</u> _____)		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a structure on the property considered contributing to the District?		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a Historic or Landmark Overlay? (Name: <u>Railroad Addition</u> _____)		
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the structure over 50 years old at the time of application?		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does this application include review of a sign in an overlay or the Central Sign District?		
Type of HPC Application Requested:	<input checked="" type="checkbox"/>	Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)		
	<input type="checkbox"/>	Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission)		
	<input type="checkbox"/>	Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)		
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>				
Property Owner Signature:	Date:	Applicant Signature:	Date:	
<i>Allen T. Ginsberg</i>	February 16, 2026	<i>Sharon Beesley</i>		
<b>For City Use</b>				
Date Filed: _____		HPC Hearing Date: _____		
Fee Receipt #: _____		Amount: _____	Date: _____	
Action by HPC:	<input type="checkbox"/> Consent Approval by HPO	<input type="checkbox"/> Denied		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Continued		
	<input type="checkbox"/> Approved with Conditions	Staff Initial: _____	Date: _____	

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, 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.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. A list of related permits and development applications that have been or will need to be submitted.
6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
7. Statement of approval from a subdivision or property owners association, if applicable.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Certificate of Appropriateness, a Certificate of Economic Hardship, Community Development must receive your application by the submittal deadline posted to the [Heritage Preservation program website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct 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 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.

If this application includes the review of a sign within the Downtown Overlay, Central Sign District or the Townsite Overlay, a permanent sign application must be submitted prior to the submission of the HPC-C application and the comments provided in that review should be attached to this application.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

F: (928) 779-7684

[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

**HPC-C**

## Project Description

[Empty box for Project Description]

## Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

[Empty box for Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code]

Insert additional pages if necessary



# City of Flagstaff

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## 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 significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. 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 of Flagstaff, the State of Arizona, or the United States of America.
- b. 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, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date: \_\_\_\_\_

Describe Previous Major Alterations (Include dates and changes of use):

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Describe the Significance of the Resource (In terms of A. or B., and C., above):

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Source(s) of Information Used:

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

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**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS  
 2018 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2015 INTERNATIONAL FIRE CODE (IFC)  
 2017 NATIONAL ELECTRICAL CODE (NEC).

**PROPERTY LEGAL DESCRIPTION:**  
 SEE SCHEDULE "C" OF TITLE REPORT

**SITE NUMBER:** AZL02187  
**SITE NAME:** FLAGSTAFF ROOFTOP  
**SITE TYPE:** ROOFTOP  
**ADDRESS:** 123 N SAN FRANCISCO ST  
 FLAGSTAFF, AZ 86001  
**PARCEL ID:** 10119013



**JOB ID: WSANM0041570**  
 WSANM0041419  
 WSANM0041644  
 WSANM0041447  
 WSANM0041645



**PROJECT TEAM**

**APPLICANT / LESSEE:**  
 AT&T MOBILITY  
 1452 EDINGER AVE.  
 TUSTIN, CA 92780  
 CONTACT: CHRISTIE ASARI-PRICE  
 PHONE: (714) 476-3479  
 EMAIL: CH0897@ATT.COM

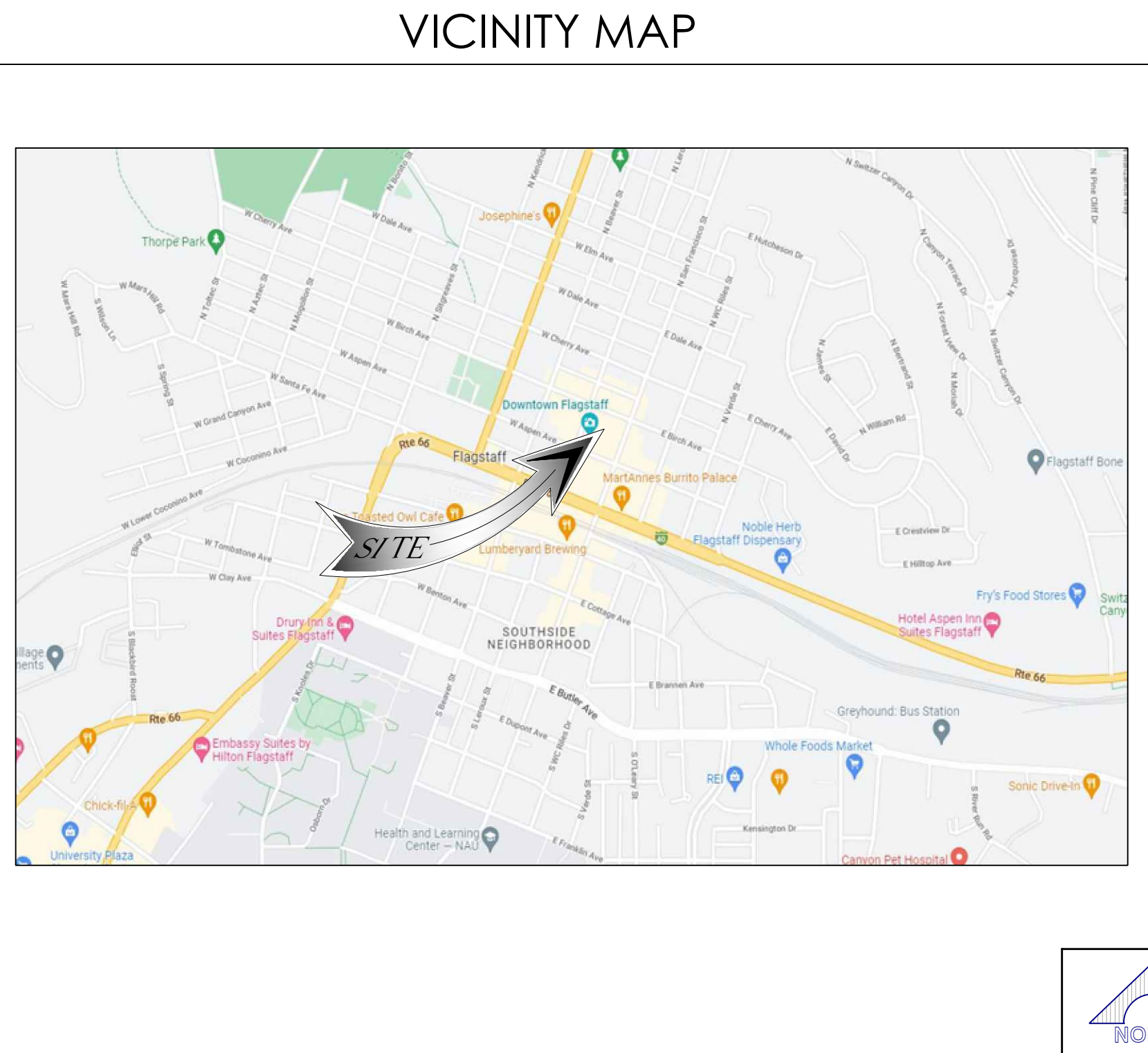
**PROJECT MANAGER:**  
 CENTERLINE COMMUNICATIONS  
 CONTACT: ASHLEY MURPHY  
 MAIL: AMURPHY@CLINELLC.COM  
 PH: (424) 644-4572

**CONSTRUCTION MANAGER:**  
 CONTACT: DEAN LASATER  
 EMAIL: DL5855@att.com  
 PH: (602) 284-5521

**SITE ACQUISITION:**  
 CENTERLINE COMMUNICATIONS  
 CONTACT: MONICA SPENCER  
 EMAIL: MSPENCER@CLINELLC.COM  
 PH: (657) 342-7943

**A&E MANAGER:**  
 PM&A  
 CONTACT: JAMES "DEAN" WALKER  
 EMAIL: JWALKER@PMASS.com  
 PH: (714) 230-5714

**ZONING:**  
 CENTERLINE COMMUNICATIONS  
 CONTACT: MONICA SPENCER  
 EMAIL: MSPENCER@CLINELLC.COM  
 PH: (657) 342-7943



**PROJECT DESCRIPTION**

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

**TOWER/ANTENNA SOW:**

- INSTALLATION OF (9) AT&T PANEL ANTENNAS
- INSTALLATION OF (9) AT&T REMOTE RADIO UNITS (RRU'S)
- INSTALLATION OF (6) AT&T RRH MOUNTS
- INSTALLATION OF (2) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF FRP SCREEN WALL CONCEALMENT PANELS

**EQUIPMENT SOW:**

- INSTALLATION OF AN AT&T 7'-0" X 23'-0" (161 SQ. FT.) TELECOMMUNICATION LEASE AREA
- INSTALLATION OF (2) AT&T EMERSON -48V POWER PLANT RACKS
- INSTALLATION OF (2) AT&T HYBRID RACKS
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (8) AT&T BATTERY STRINGS, (32) 170AH BATTERIES
- INSTALLATION OF (1) AT&T 200AMP METER/ DISCONNECT
- INSTALLATION OF (1) AT&T GEN PLUG
- INSTALLATION OF (1) AT&T CABLE TRAY
- INSTALLATION OF (1) AT&T VERTICAL CHASE TRAY
- INSTALLATION OF (4) #6AWG DC POWER & (2) 18 PAIR FIBER TRUNK CABLES
- INSTALLATION OF (12) AT&T RECTIFIERS
- INSTALLATION OF (2) AT&T 6651 BASEBAND UNITS
- INSTALLATION OF (1) AT&T HVAC UNIT
- INSTALLATION OF (1) AT&T PANEL BOARD AT THE EQUIPMENT ROOM
- INSTALLATION OF (2) AT&T BOLLARDS
- INSTALLATION OF (1) AT&T DC50 SURGE SUPPRESSOR

**PROJECT AREA:**

- 7'-0" X 23'-0" (161 SQ. FT.) EQUIPMENT LEASE AREA
- (3) 11'-0" X 11'-0" FRP SCREENED BOXES (TOTAL 363 SQ FT)
- TOTAL LEASE AREA: 524 SQ FT

**Issued For:**  
**AZL02187**  
**FLAGSTAFF ROOFTOP**

123 N SAN FRANCISCO ST  
 FLAGSTAFF, AZ 86001  
 PARCEL ID: 10119013

USID: 324052  
 FA CODE: 14623976

**DRAWN BY:** MLDV  
**CHECKED BY:** EVR

THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T. WIRELESS ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

REV	DATE	DESCRIPTION
A	8/14/25	100% CD
B	10/10/25	EME ADDED
0	01/30/26	100% CD

**SHEET INDEX**

PART	TITLE	REV.
T-1	TITLE SHEET	0
GN-1	GENERAL NOTES	0
GN-2	GENERAL NOTES	0
EME-1	EME SIGNAGE LOCATION PLAN	0
LS-1	SITE SURVEY	1
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-2.1	ENLARGED BASEMENT EQUIPMENT PLAN & BASEMENT EQUIPMENT PLAN	0
A-3	ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN	0
A-4	SOUTHEAST ELEVATION	0
A-5	NORTHEAST ELEVATION	0
A-6	LINE OF SIGHT ELEVATION	0
D-1	DETAILS	0
D-2	DETAILS	0
D-2.1	DETAILS	0
D-3	SITE SIGNAGE	0
D-4	MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY-2	0
D-5	EXTERNAL ALARM DETAIL	0
E-1	UTILITY SITE PLAN	0
E-2	SINGLE LINE DIAGRAM	0
G-1	GROUNDING NOTES	0
G-2	GROUNDING PLANS	0
G-3	GROUNDING DETAILS	0
S-1	STRUCTURAL NOTES	0
S-2	SCREEN WALL PLAN	0
S-3	FRP SCREENWALL ELEVATIONS/PLANS	0
S-4	DETAILS	0
S-5	TRUSS UPGRADE DETAILS	0
S-6	STRUCTURAL DETAILS	0

**SITE INFORMATION**

**PROPERTY OWNER:**  
 AWD, RINK INC.  
 123 N SAN FRANCISCO ST  
 FLAGSTAFF, AZ 86001

**JURISDICTION:** CITY OF FLAGSTAFF  
**WIND LOADS:** 105 MPH (3-SECOND GUST)  
**EXPOSURE CATEGORY:** C  
**SEISMIC ZONE:** 1  
**FLOOD ZONE:** X  
**PARCEL ID #:** 10119013  
**ZONING:** NR00N  
**LATITUDE (NAD 83):** 35°11'56.30"N (35.198972)  
**LONGITUDE (NAD 83):** 111°38'51.17"W (-111.647547)  
**BASE OF EXISTING STRUCTURE:** ± 6907.0' (NAVD 88)  
**TOP OF PROPOSED STRUCTURE:** ± 71'-0" A.G.L.

**ACCESSIBILITY REQUIREMENTS:** FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

**GENERAL CONTRACTOR NOTES**

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**STATEMENTS**

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

**DRIVING DIRECTIONS**

DIRECTIONS FROM PHOENIX SKY HARBOR INTERNATIONAL AIRPORT:

1. HEAD EAST ON E SKY HARBOR BLVD 46 FT
2. USE THE LEFT LANE TO STAY ON E SKY HARBOR BLVD 190 FT
3. SLIGHT LEFT TOWARD E SKY HARBOR BLVD 436 FT
4. TURN LEFT ONTO E SKY HARBOR BLVD 0.1 MILES
5. USE THE LEFT LANE TO MERGE ONTO I-10 W VIA THE RAMP TO DOWNTOWN/PHOENIX/AZ-51/AZ-202 LOOP 0.8 MILES
6. MERGE ONTO I-10 W 4.9 MILES
7. TAKE EXIT 143A-143B TO MERGE ONTO I-17 N TOWARD FLAGSTAFF 139 MILES
8. CONTINUE ONTO AZ-89A 1.7 MILES
9. CONTINUE ONTO HISTORIC RTE 66/S MILTON RD/RTE 66 0.8 MILES
10. TURN LEFT ONTO N LEROUX ST 390 FT
11. TURN RIGHT ONTO E ASPEN AVE 75 FT. SITE WILL BE ON THE LEFT

**POWER AGENCY:** A.P.S.  
**TELCO PROVIDER:** TBD

**RFDS NAME:** AZL02187  
**ISSUE:** 1.00  
**REVISION:** V1.0  
**DATE:** 03/19/2024  
**RFDS VERSION:** FINAL  
**RFDS ID:** RFDS-25126  
**UPDATED BY:** AC7856  
**DATE/TIME UPDATED:** 05/09/2025

**DIGALERT**  
 800-227-2600  
 Call 2 Full Working Days In Advance

**REV** **DATE** **DESCRIPTION**

REV	DATE	DESCRIPTION
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**Licensors:**

Sheet Title:

**TITLE SHEET**

Sheet Number:

**T-1**







LINE	LENGTH	BEARING
L1	118.02	N69° 05' 34"W
L2	41.08	N20° 54' 26"E
L3	15.00	S69° 03' 21"E
L4	26.03	S20° 54' 25"W
L5	12.30	S69° 05' 34"E
L6	32.92	N20° 54' 26"E
L7	4.85	S69° 22' 01"E

LINE	LENGTH	BEARING
L8	32.99	S20° 38' 42"W
L9	85.72	S69° 05' 34"E
L10	15.00	S20° 54' 26"W
L11	11.00	N20° 19' 02"E
L12	11.00	S69° 40' 58"E
L13	11.00	S20° 19' 02"W
L14	11.00	N69° 40' 58"W

**LESSEE'S ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 18, TOWN OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGES 7, 7A AND 7B, RECORDS OF COCONINO COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM BRASS CAP IN HANDHOLE AT THE INTERSECTION OF NORTH SAN FRANCISCO STREET AND EAST BIRCH AVENUE, WHICH A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF EAST BIRCH AVENUE AND NORTH LEROUX STREET BEARS NORTH 69°05'34" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 20°54'26" WEST, A DISTANCE OF 152.43 FEET; THENCE NORTH 69°05'34" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 69°05'34" WEST, A DISTANCE OF 118.02 FEET; THENCE NORTH 20°54'26" EAST, A DISTANCE OF 41.08 FEET; THENCE SOUTH 69°03'21" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 20°54'25" WEST, A DISTANCE OF 26.03 FEET; THENCE SOUTH 69°05'34" EAST, A DISTANCE OF 12.30 FEET; THENCE NORTH 20°54'26" EAST, A DISTANCE OF 32.92 FEET; THENCE SOUTH 69°22'01" EAST, A DISTANCE OF 4.85 FEET; THENCE SOUTH 20°38'42" WEST, A DISTANCE OF 32.99 FEET; THENCE SOUTH 69°05'34" EAST, A DISTANCE OF 85.72 FEET; THENCE SOUTH 20°54'26" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

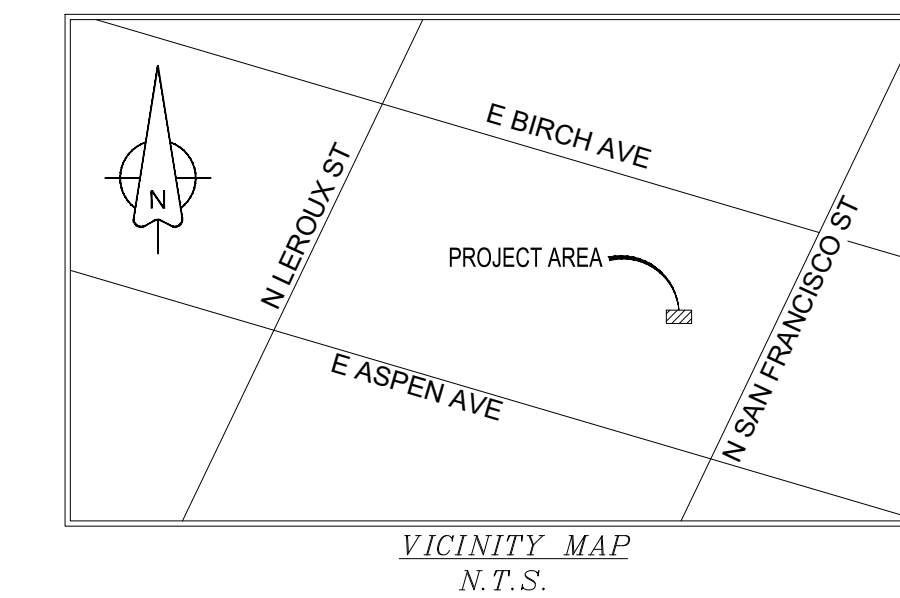
**LESSEE'S LEASE AREA LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 18, TOWN OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGES 7, 7A AND 7B, RECORDS OF COCONINO COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM BRASS CAP IN HANDHOLE AT THE INTERSECTION OF NORTH SAN FRANCISCO STREET AND EAST BIRCH AVENUE, WHICH A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF EAST BIRCH AVENUE AND NORTH LEROUX STREET BEARS NORTH 69°05'34" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 20°54'26" WEST, A DISTANCE OF 152.43 FEET; THENCE NORTH 69°05'34" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 20°54'26" EAST, A DISTANCE OF 41.08 FEET; THENCE NORTH 25°34'17" EAST, A DISTANCE OF 34.46 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 20°19'02" EAST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 69°40'58" EAST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 20°19'02" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 69°40'58" WEST, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 121 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.



**SURVEYOR NOTES**

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 6356330 EFFECTIVE DATE: 04/25/2025.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04005C8609G DATED 09/03/2010.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

**PROJECT META DATA**

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/13/22.

**LESSOR'S LEGAL DESCRIPTION**

LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 18, TOWN OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGES 7, 7A AND 7B, RECORDS OF COCONINO COUNTY, ARIZONA.

EXCEPTING THEREFROM THE WESTERLY 16.00 FEET.

**SCHEDULE B EXCEPTIONS**

- AN EASEMENT FOR RECIPROCAL ENCROACHMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1740, PAGE 812.

ITEMS 1 THRU 6 & 8 THRU 14 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



FIELD BY: CEF / TLG

DRAWN BY: RDG

CHECKED BY: RLF

**REVISIONS**

NO.	DATE	DESCRIPTION
1	06/27/25	FINAL / UPDATE TITLE
0	10/25/22	PRELIM / TITLE REVIEW



REUSE OF DOCUMENT  
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.  
**18003217**

SITE NAME:  
**AZL02187**

SITE ADDRESS:  
123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001

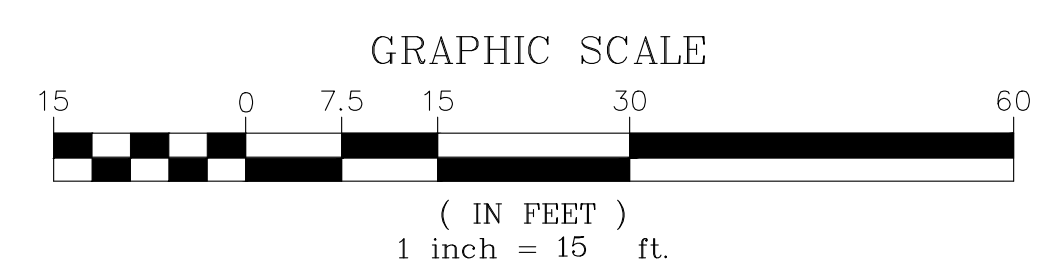
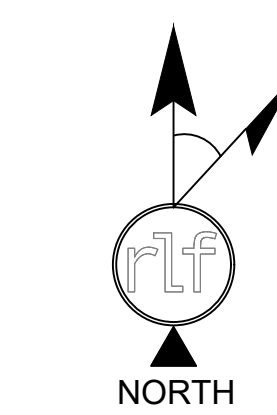
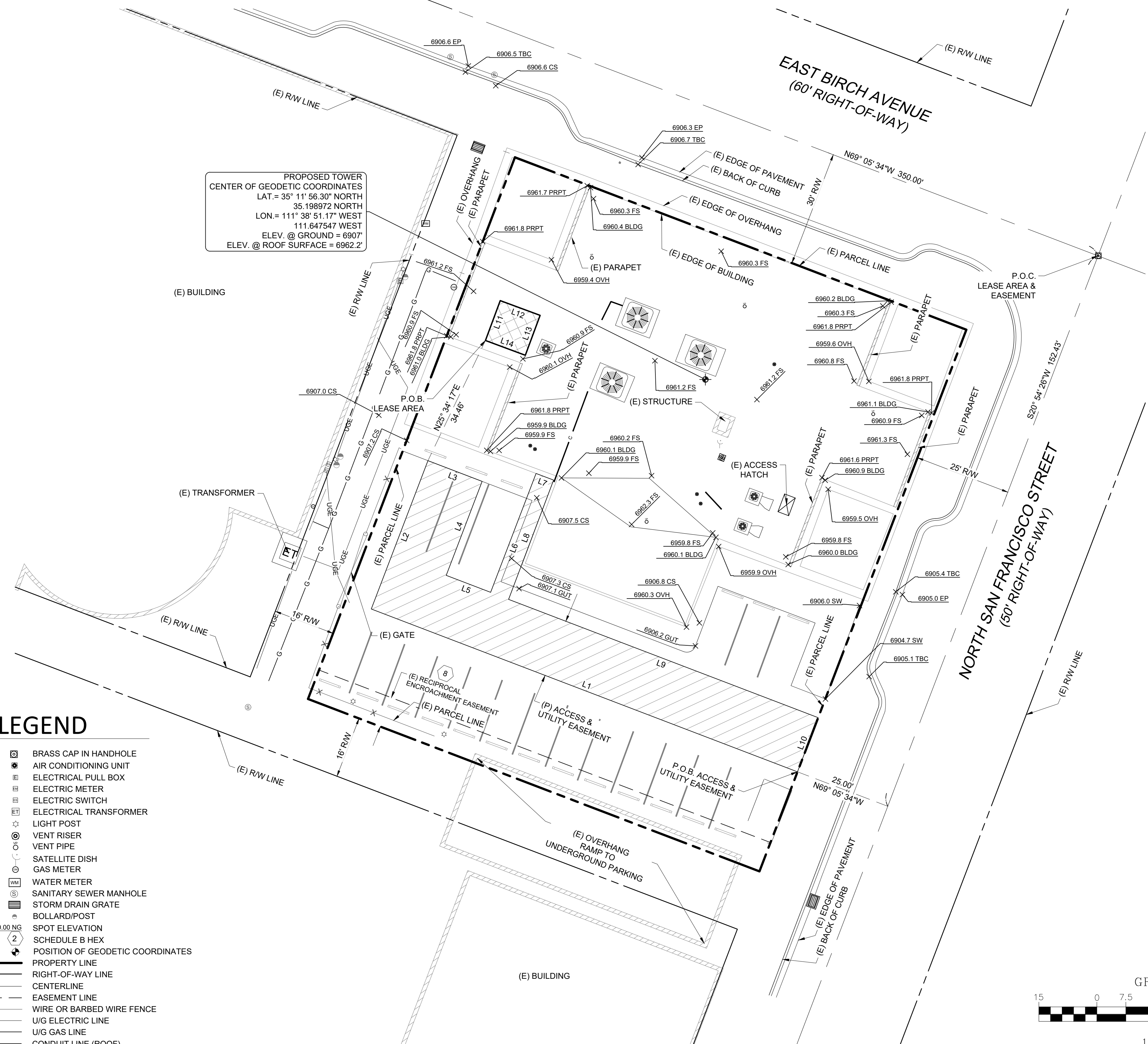
SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO.  
**LS-1**

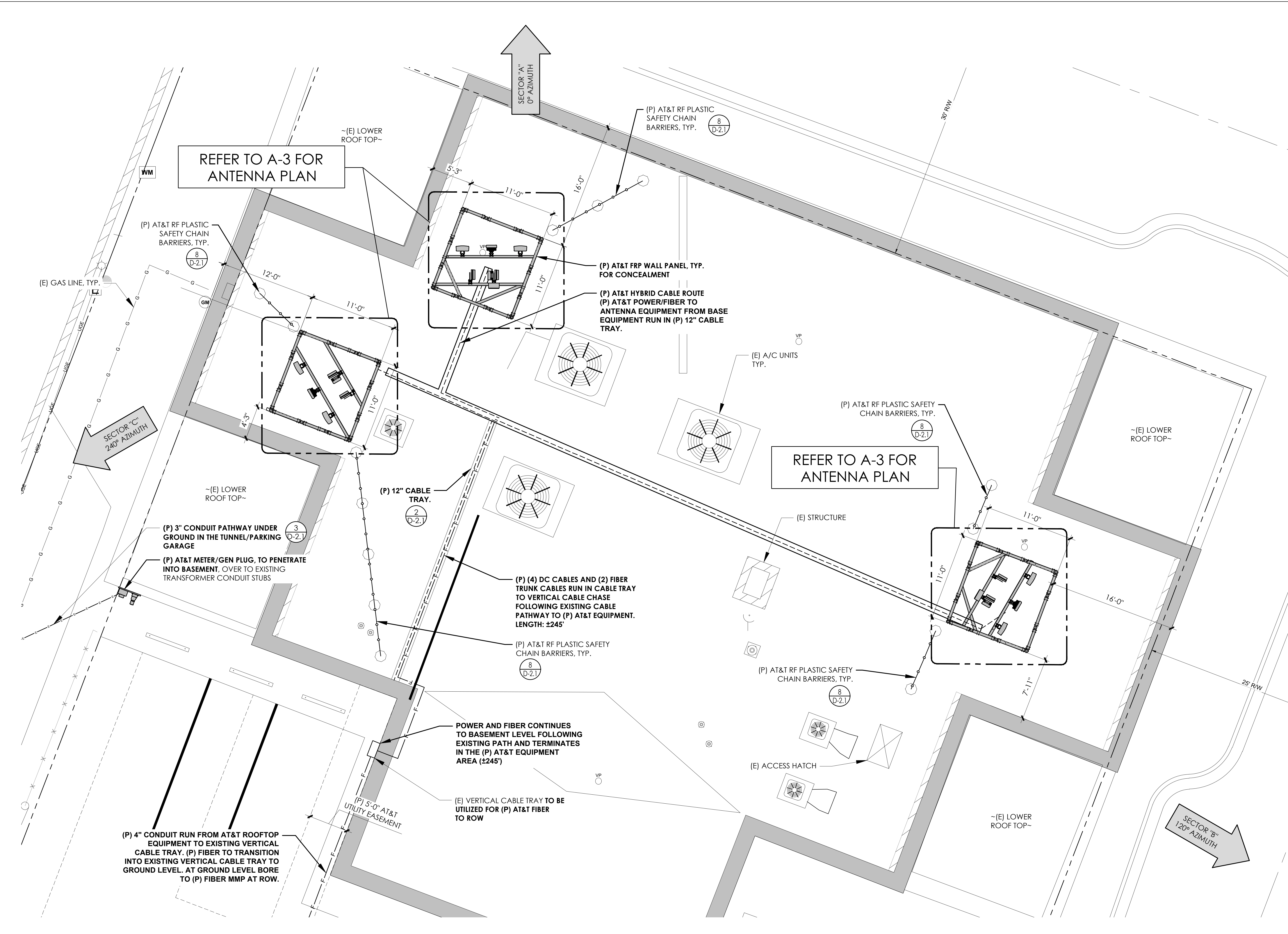
REVISION:

**LEGEND**

- BRASS CAP IN HANDHOLE
- AIR CONDITIONING UNIT
- ELECTRICAL PULL BOX
- ELECTRIC METER
- ELECTRIC SWITCH
- ELECTRICAL TRANSFORMER
- LIGHT POST
- VENT RISER
- VENT PIPE
- SATELLITE DISH
- GAS METER
- WATER METER
- SANITARY SEWER MANHOLE
- STORM DRAIN GRATE
- BOLLARD/POST
- SPOT ELEVATION
- SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- WIRE OR BARBED WIRE FENCE
- U/G ELECTRIC LINE
- U/G GAS LINE
- CONDUIT LINE (ROOF)







REFER TO A-3 FOR ANTENNA PLAN

REFER TO A-3 FOR ANTENNA PLAN

PREPARED FOR

1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:

**P. MARSHALL & ASSOCIATES**  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE. 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325

PROJECT ID: P-170594

Issued For:

**AZL02187**  
FLAGSTAFF ROOFTOP

123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

USID: 324052  
FA CODE: 14623976

DRAWN BY: MLDV  
CHECKED BY: EVR

THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T. WIRELESS ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

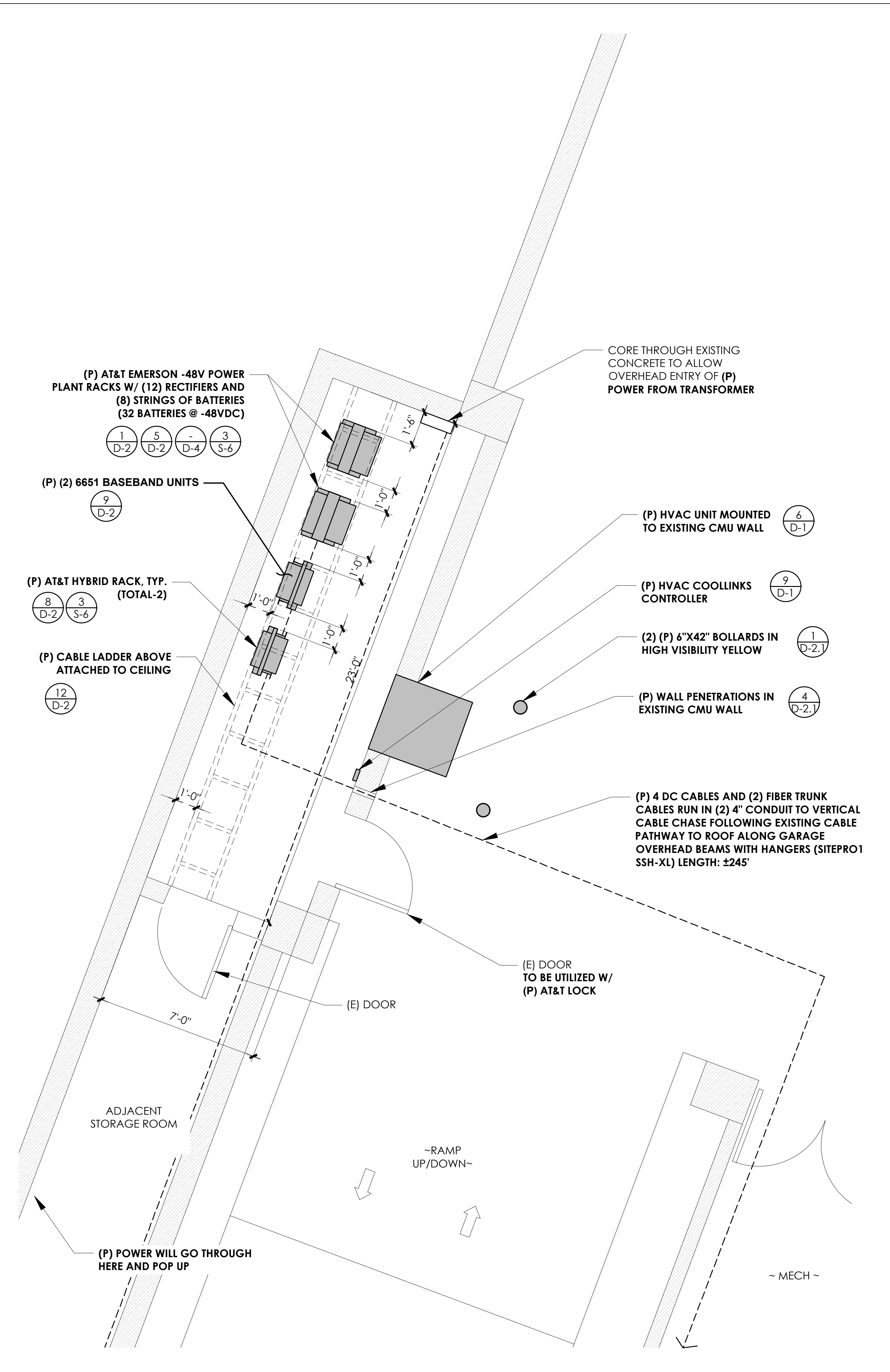
REV	DATE	DESCRIPTION
A	8/14/25	100% CD
B	10/10/25	EME ADDED
0	01/30/26	100% CD

REV	DATE	DESCRIPTION

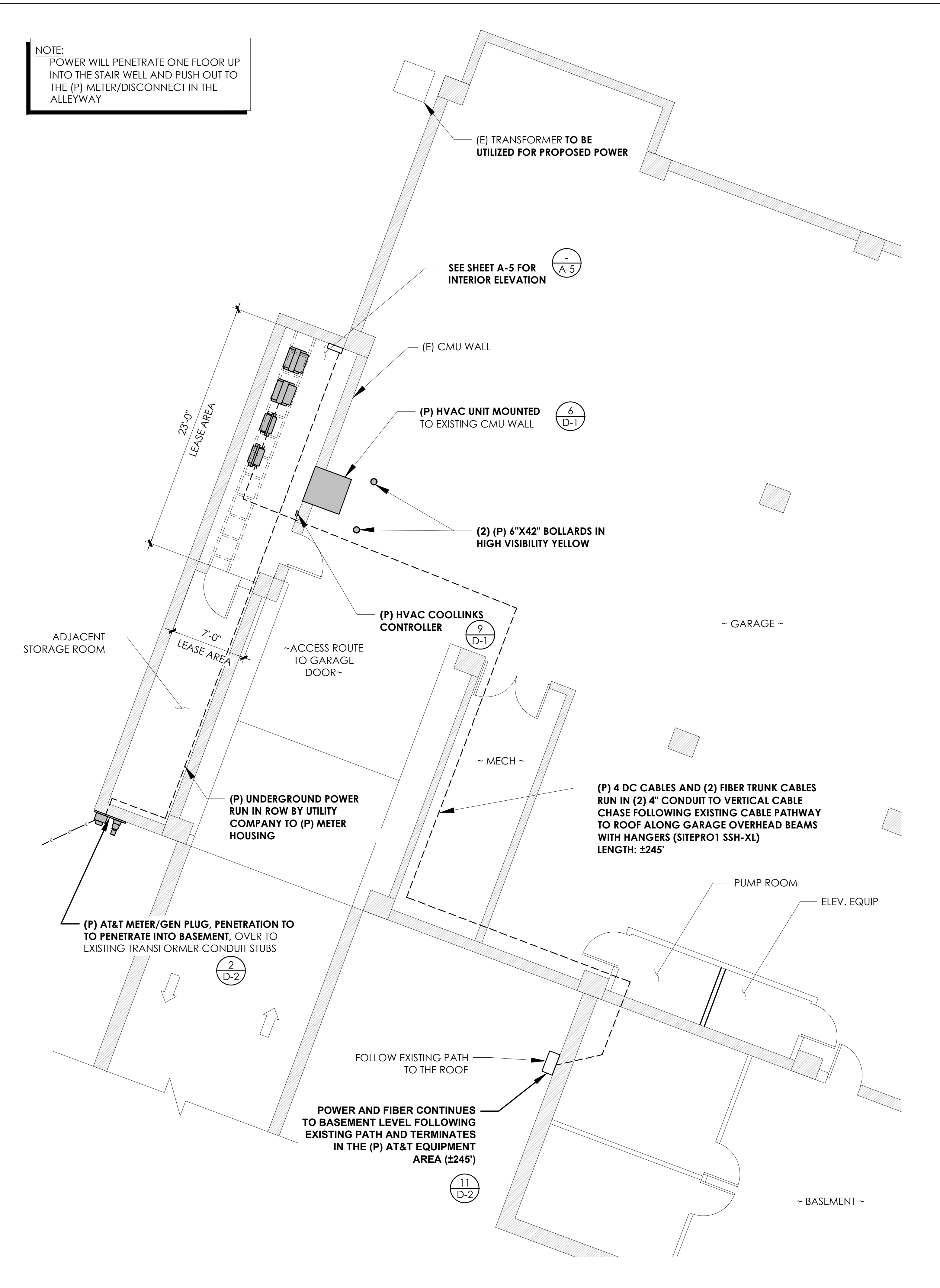
Licensor:

Sheet Title:  
**ENLARGED SITE PLAN**

Sheet Number:  
**A-2**



NOTE:  
POWER WILL PENETRATE ONE FLOOR UP INTO THE STAIR WELL AND PUSH OUT TO THE (P) METER/DISCONNECT IN THE ALLEYWAY



PREPARED FOR  
**AT&T**  
1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:  
**PM&A**  
P. MARSHALL & ASSOCIATES  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE. 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325  
PROJECT ID: P-170594

Issued For:  
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FLAGSTAFF ROOFTOP  
123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013  
USID: 324052  
FA CODE: 14623976

DRAWN BY: MLDV  
CHECKED BY: EVR

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B	10/10/25	EME ADDED
0	01/30/26	100% CD

REV	DATE	DESCRIPTION
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Licenser:

Sheet Title:  
**ENLARGED BASEMENT EQUIPMENT PLAN & BASEMENT EQUIPMENT PLAN**

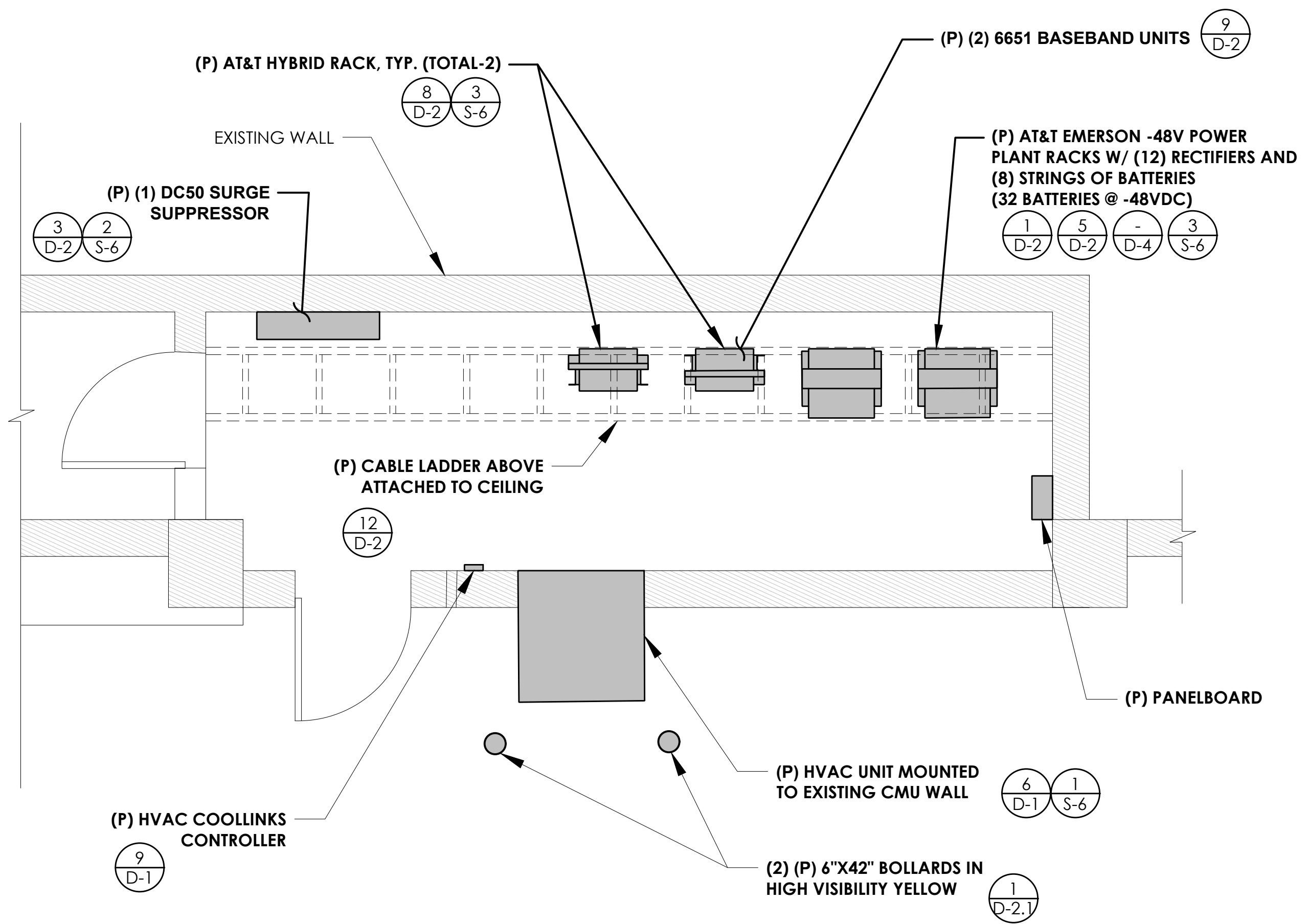
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**A-2.1**

ENLARGED BASEMENT EQUIPMENT PLAN

24"x36" SCALE: 3/8" = 1'-0"

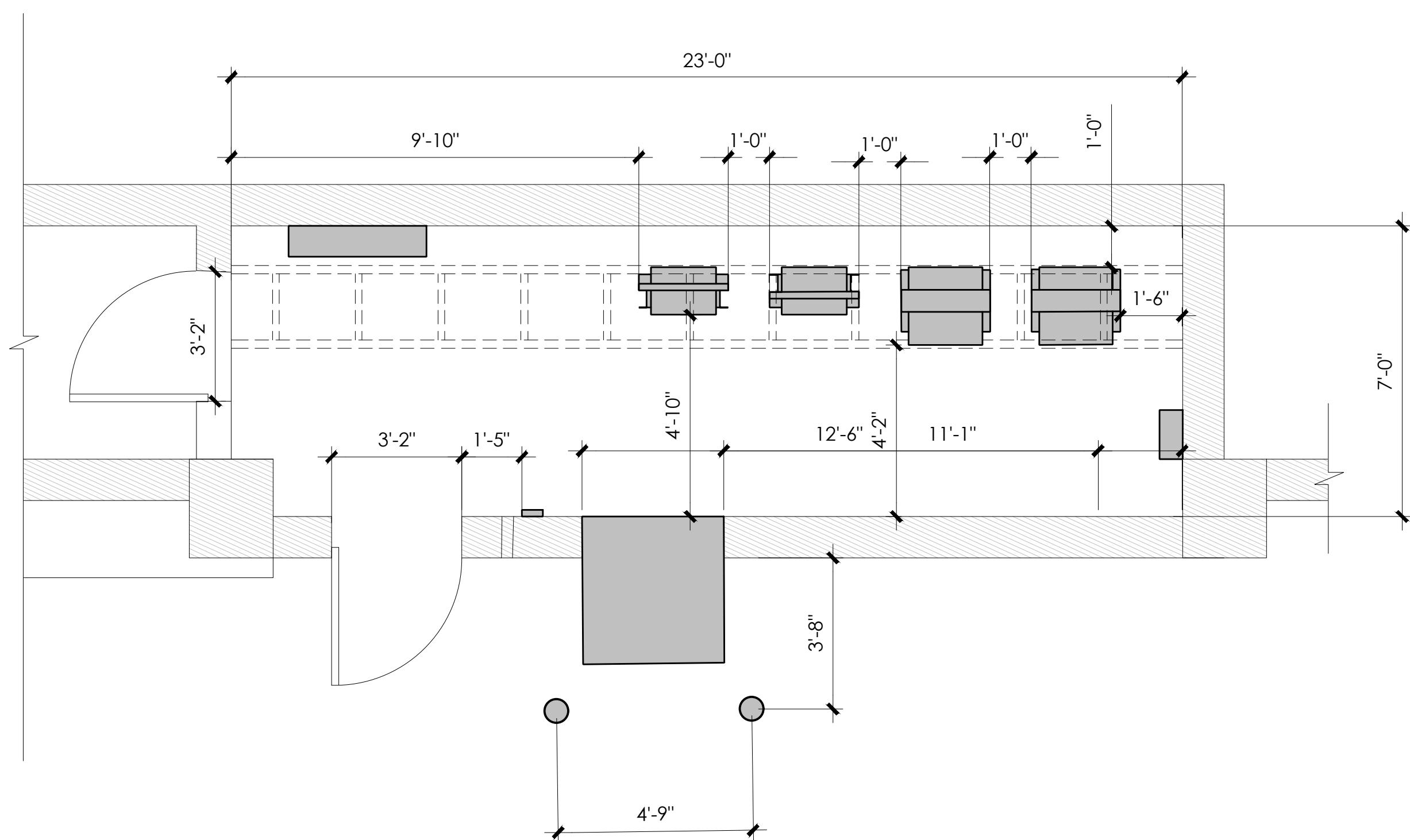
BASEMENT EQUIPMENT PLAN

24"x36" SCALE: 3/16" = 1'-0"



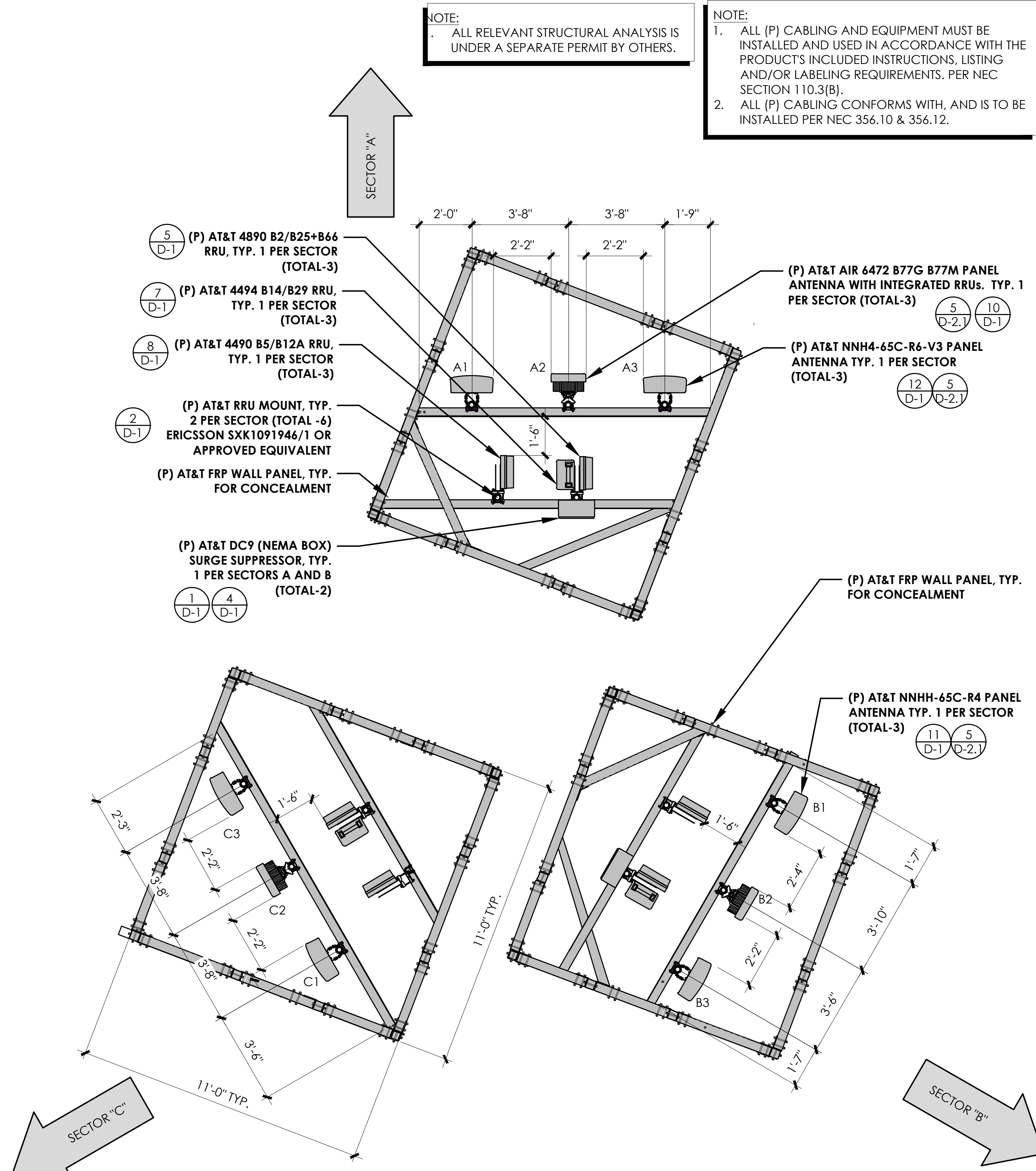
EQUIPMENT PLAN

24"x36" SCALE: 3/8" = 1'-0" 2' 1' 0" 2'



DIMENSION PLAN

24"x36" SCALE: 3/8" = 1'-0" 2' 1' 0" 2'



(P) ANTENNA SCHEDULE

	POS	ANTENNA RAD CENTER	AZIMUTH	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
SECTOR 'A'	A1	67'-0"	0°	COMMSCOPE	NNH4-65C-R4	(1) ERICSSON 4490 B5/B12A	(2) DC9-48-60-24-PC16-EV	(4) PWRT-606-S POWER TRUNKS & (2) RFT-482M-001 FIBER TRUNK CABLES	SECTOR A: ±244° SECTOR B: ±242° SECTOR C: ±237°
	A2	68'-0"	0°	ERICSSON	AIR6472 B77G B77M				
	A3	67'-0"	0°	COMMSCOPE	NNH4-65C-R6-V3	(1) ERICSSON 4494 B14/B29 (1) ERICSSON 4890 B25/B66			
SECTOR 'B'	B1	67'-0"	120°	COMMSCOPE	NNH4-65C-R4	(1) ERICSSON 4490 B5/B12A			
	B2	68'-0"	120°	ERICSSON	AIR6472 B77G B77M				
	B3	67'-0"	120°	COMMSCOPE	NNH4-65C-R6-V3	(1) ERICSSON 4494 B14/B29 (1) ERICSSON 4890 B25/B66			
SECTOR 'C'	C1	61'-0"	240°	COMMSCOPE	NNH4-65C-R4	(1) ERICSSON 4490 B5/B12A			
	C2	62'-0"	240°	ERICSSON	AIR6472 B77G B77M				
	C3	61'-0"	240°	COMMSCOPE	NNH4-65C-R6-V3	(1) ERICSSON 4494 B14/B29 (1) ERICSSON 4890 B25/B66			

ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2'

PREPARED FOR

1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:

P. MARSHALL & ASSOCIATES  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE. 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325

PROJECT ID: P-170594

Issued For:

**AZL02187**  
FLAGSTAFF ROOFTOP

123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

USID: 324052  
FA CODE: 14623976

DRAWN BY: MLDV  
CHECKED BY: EVR

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REV	DATE	DESCRIPTION
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Sheet Title:  
**ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN**

Sheet Number:  
**A-3**

NOTE:  
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:  
1. AT&T RRU'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET

PREPARED FOR  
**AT&T**  
1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:  
**PM&A**  
**P. MARSHALL & ASSOCIATES**  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY, STE 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325  
PROJECT ID: P-170594

Issued For:  
**AZL02187**  
**FLAGSTAFF ROOFTOP**  
123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013  
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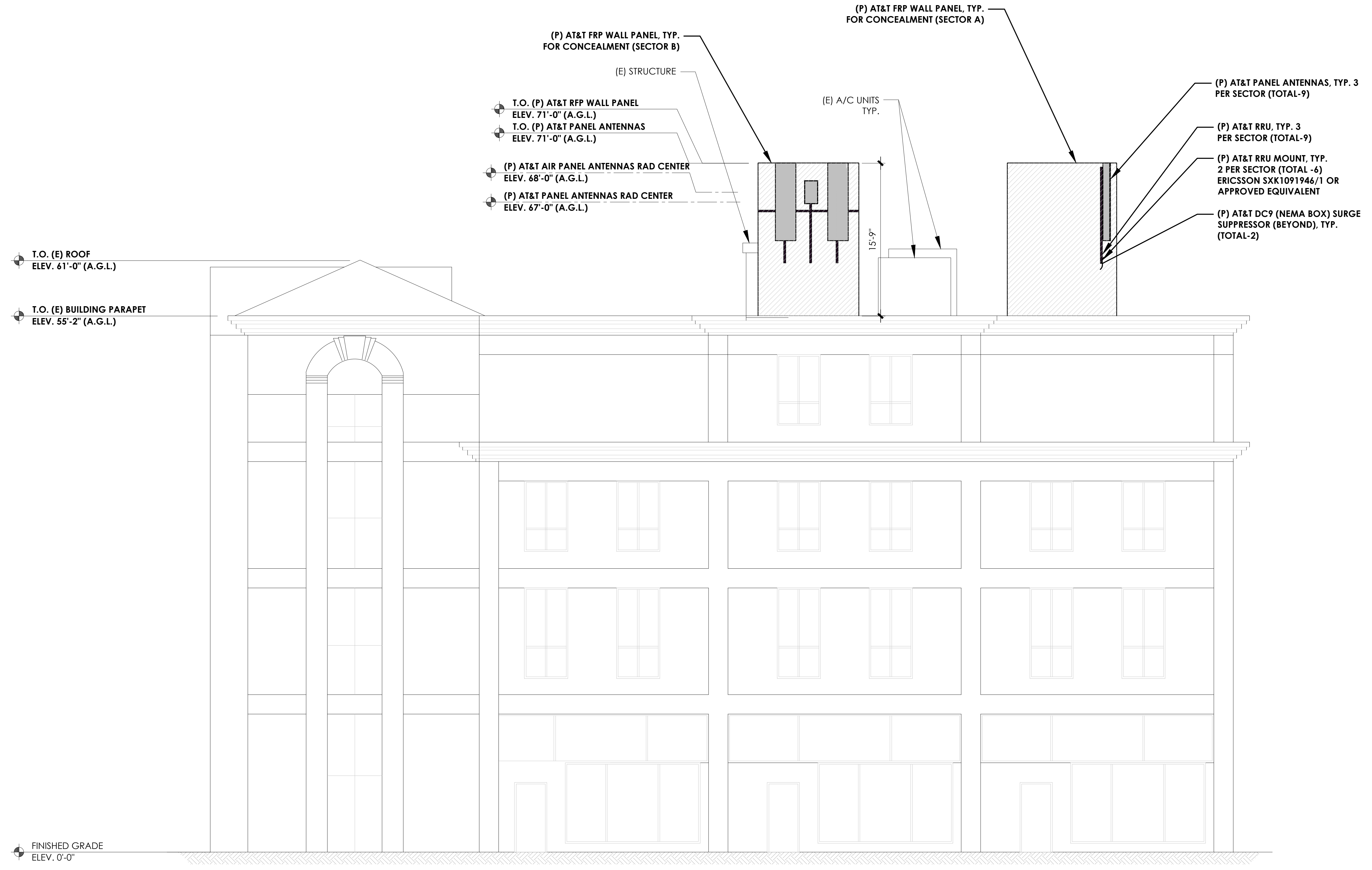
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0	01/30/26	100% CD

REV	DATE	DESCRIPTION
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Licenser:

Sheet Title:  
**SOUTHEAST ELEVATION**

Sheet Number:  
**A-4**





NOTE:  
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:  
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1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:  
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1000 HOLCOMB WOODS PKWY, STE 210  
ROSWELL, GA 30076  
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PARCEL ID: 10119013  
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FA CODE: 14623976

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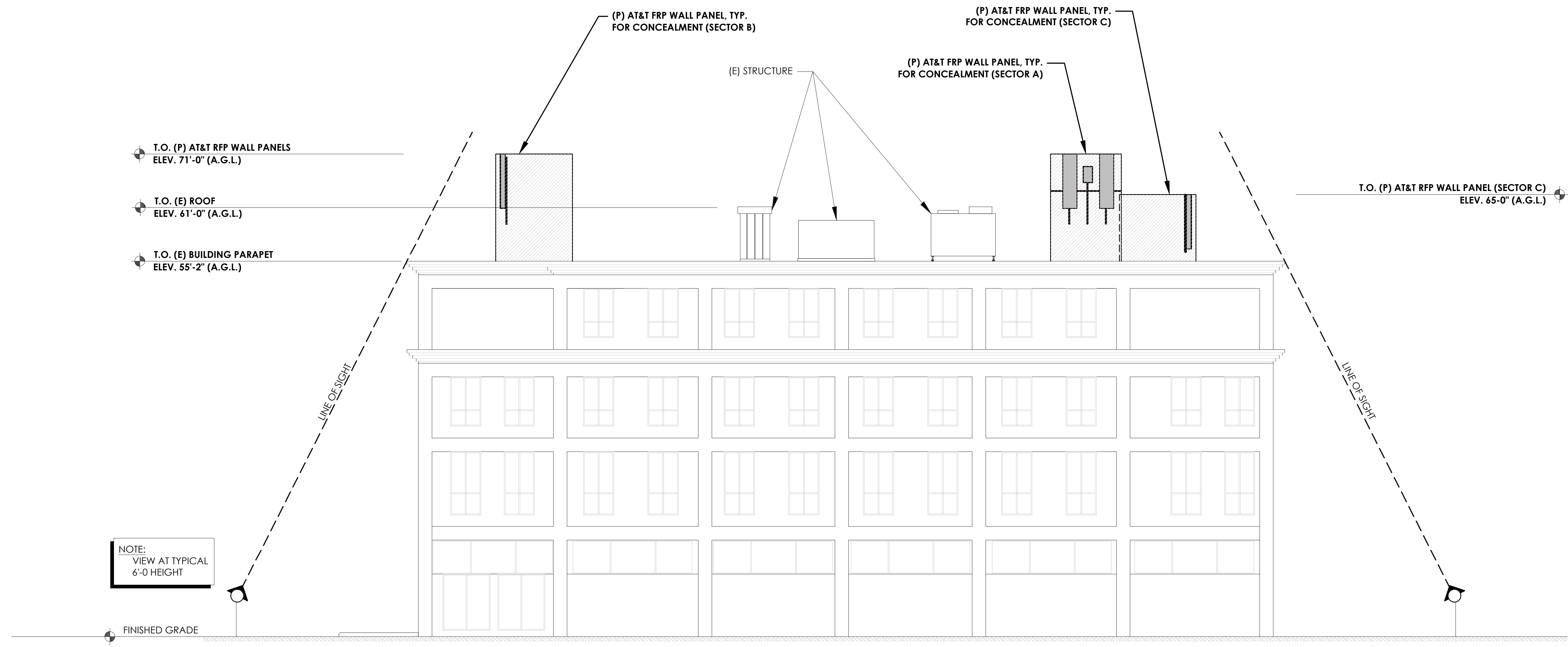
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REV	DATE	DESCRIPTION
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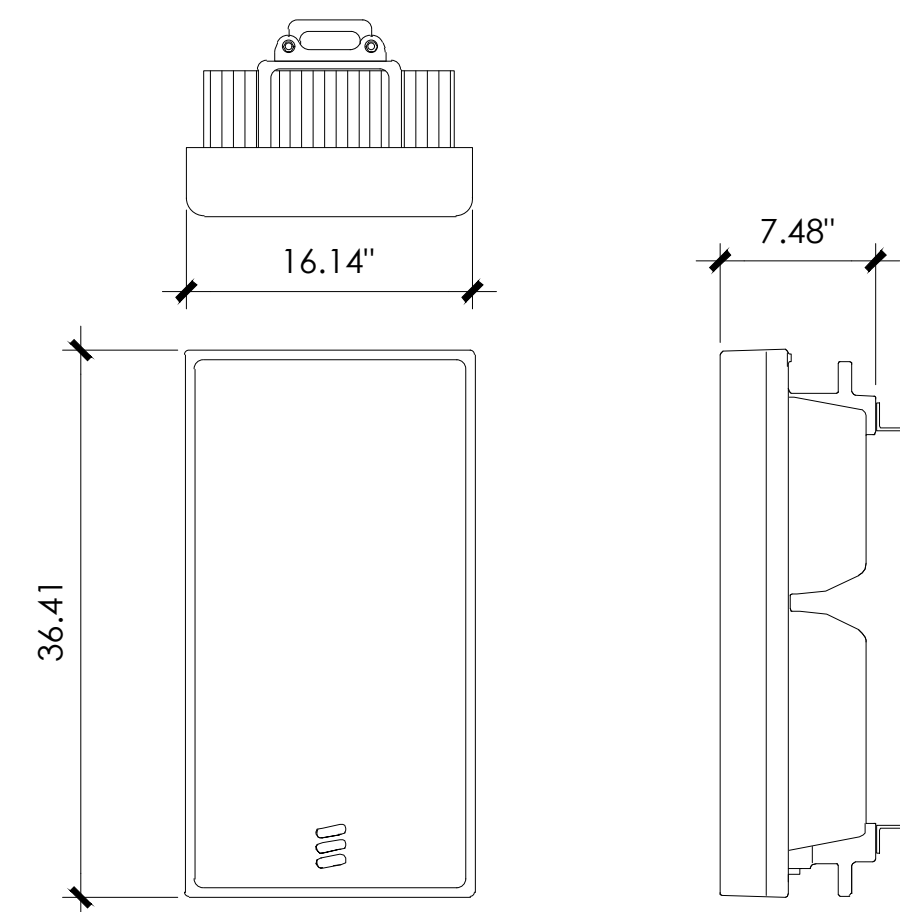
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Sheet Title:  
**LINE OF SIGHT ELEVATION**

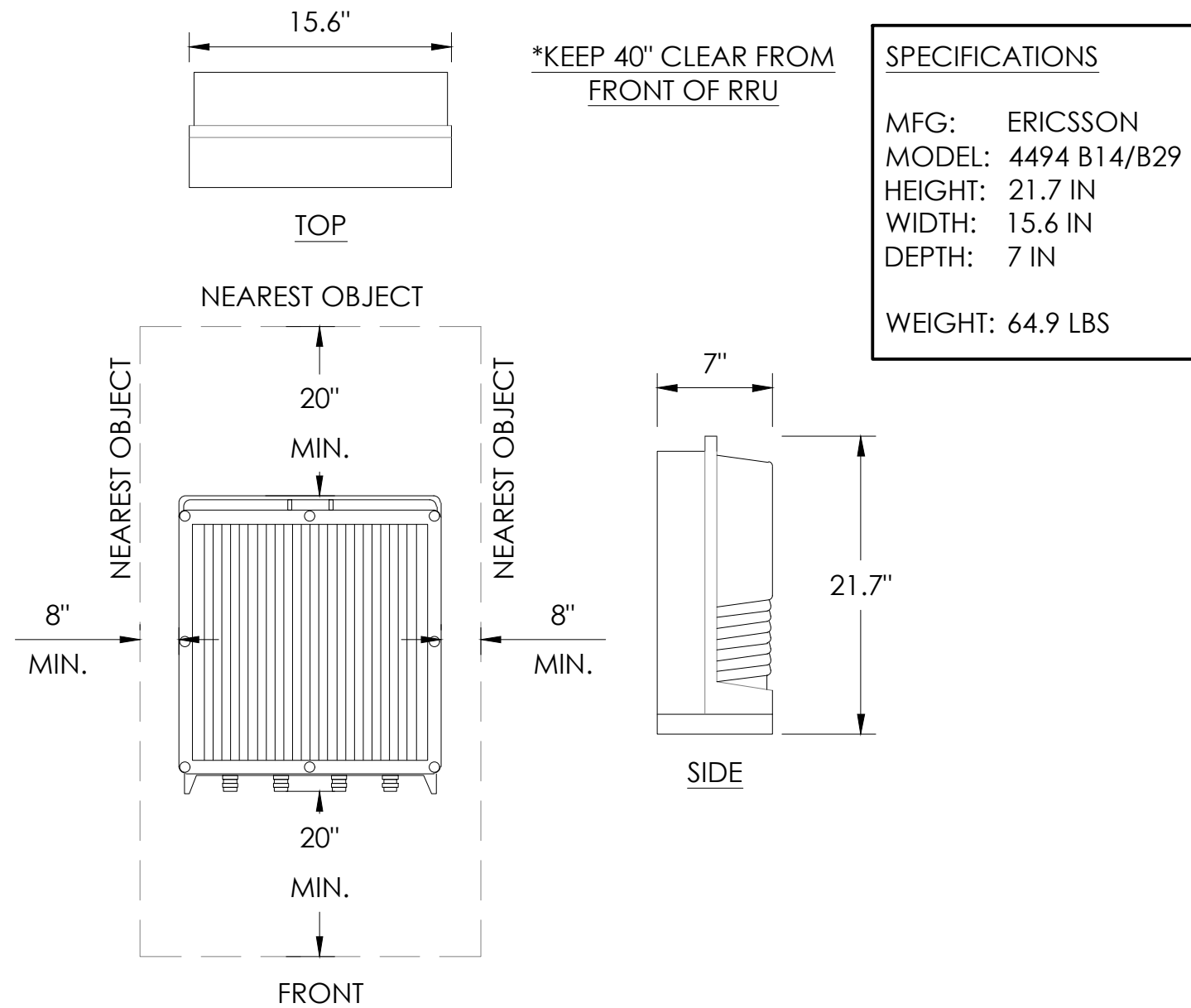
Sheet Number:  
**A-6**



**SPECIFICATIONS:**  
MFG / MODEL / PORT: ERICSSON / AIR 6472 B77G B77M  
DIMENSIONS: 36.41" H X 16.14" W X 7.48" D  
WEIGHT: 92.59 LBS (W/ MOUNTING KIT)



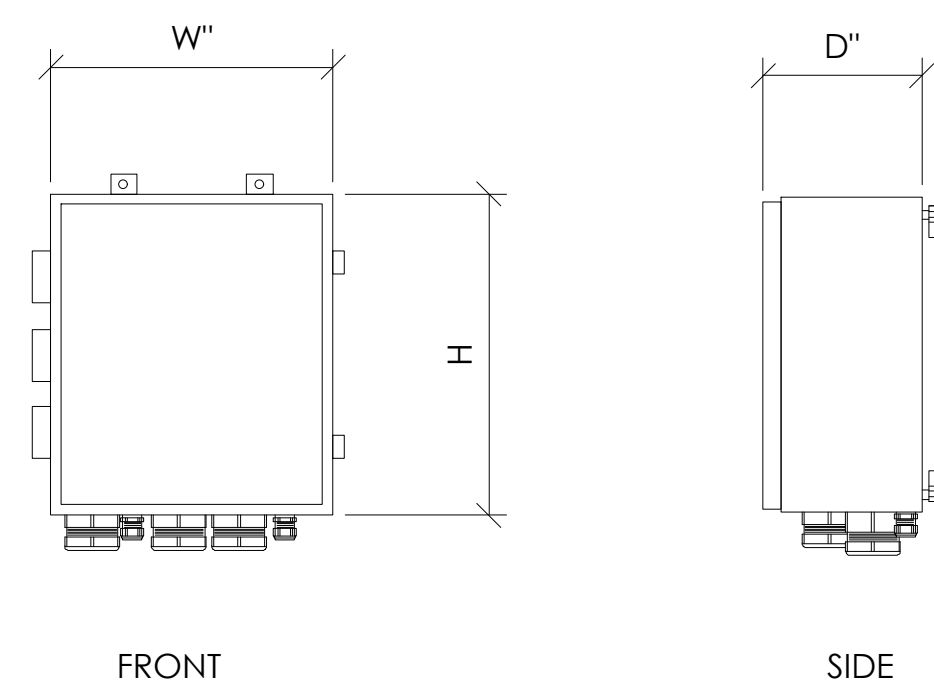
10 AIR 6472 ANTENNA SPECIFICATION  
N.T.S.



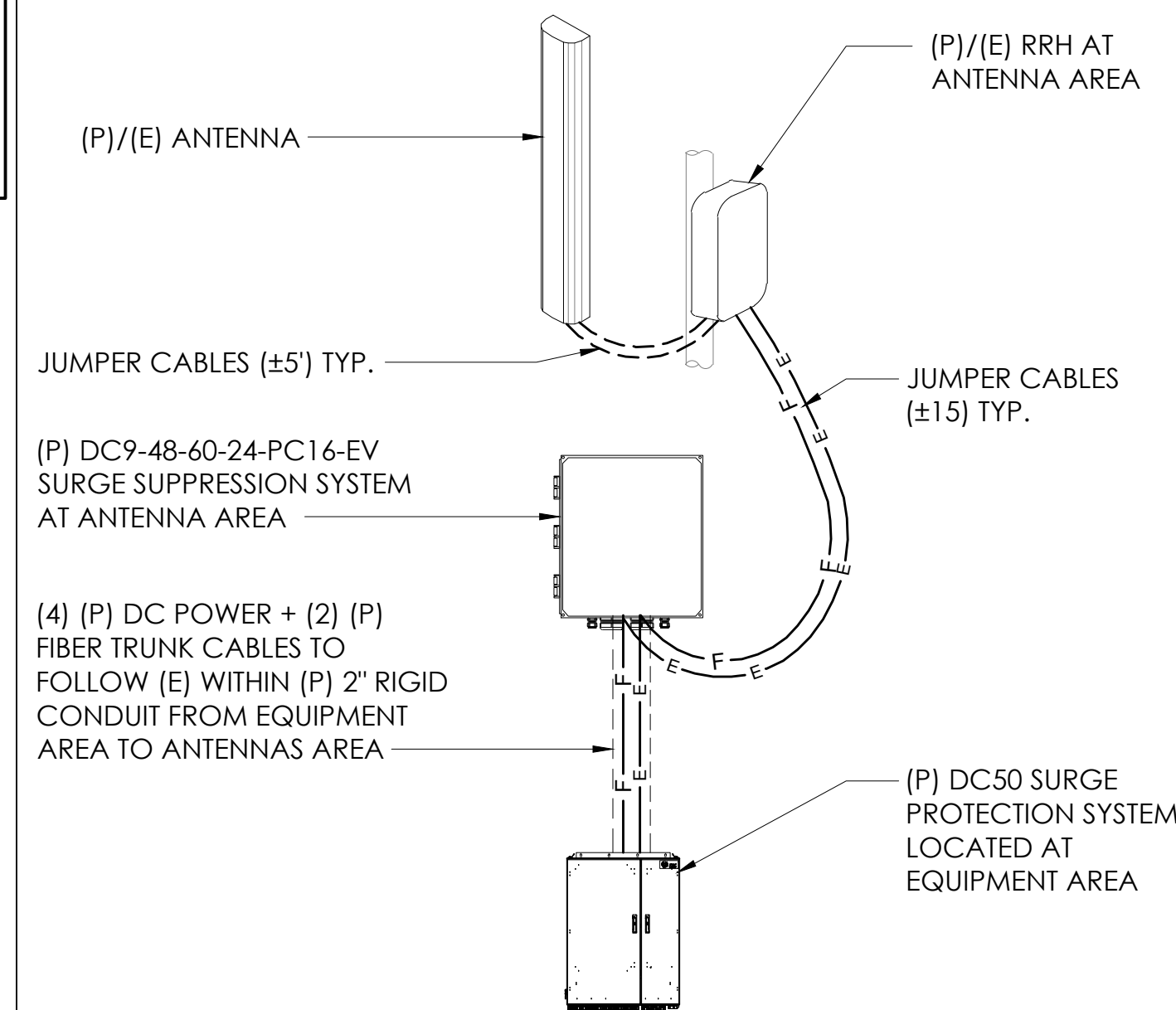
7 RRU 4494 B14/B29 SPECIFICATIONS  
N.T.S.

**SPECIFICATIONS**  
MFG: ERICSSON  
MODEL: 4494 B14/B29  
HEIGHT: 21.7 IN  
WIDTH: 15.6 IN  
DEPTH: 7 IN  
WEIGHT: 64.9 LBS

**RAYCAP DC9-48-60-24-PC16-EV SURGE SUPPRESSION SOLUTION**  
DIMENSIONS: 16.34" W X 16.57" H X 8.19" D  
WEIGHT: 35 LBS.

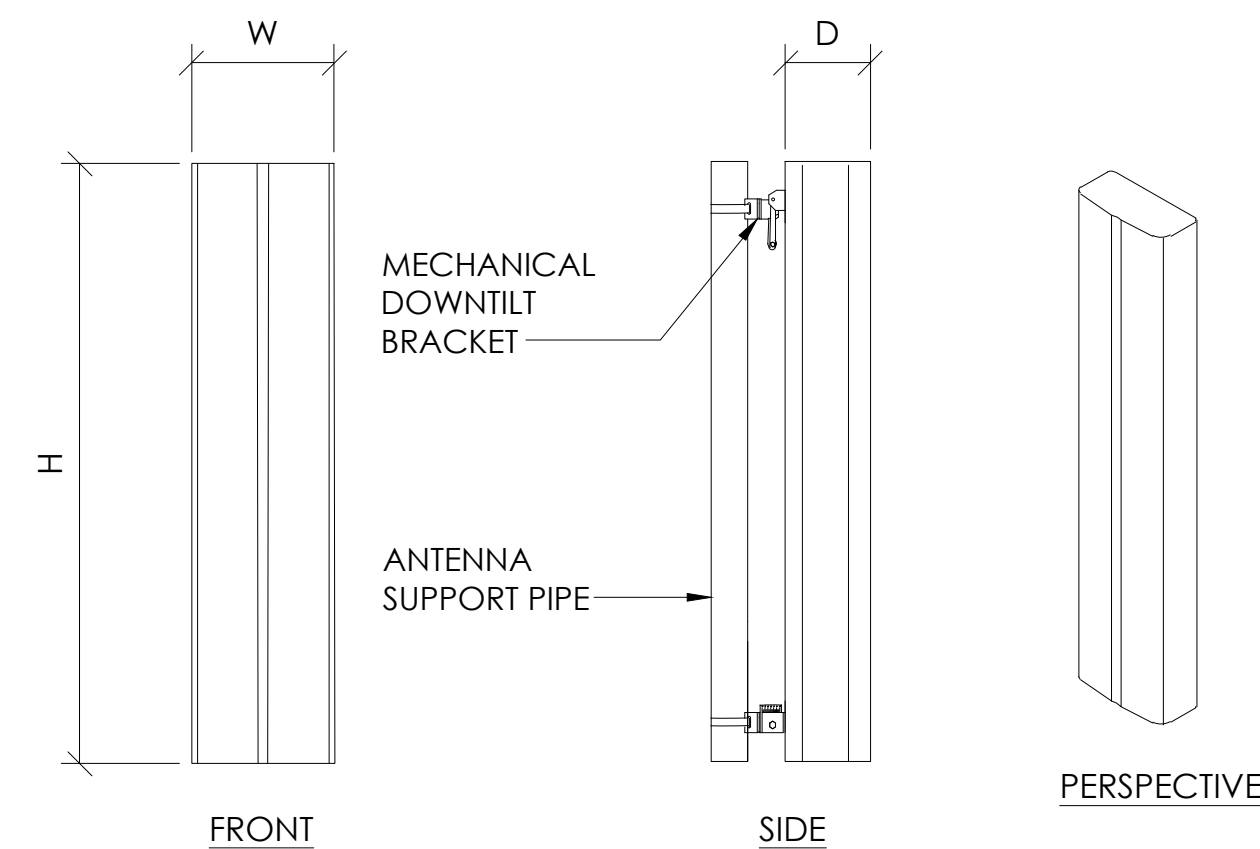


4 DC9-48-60-24-PC16-EV DETAIL  
N.T.S.

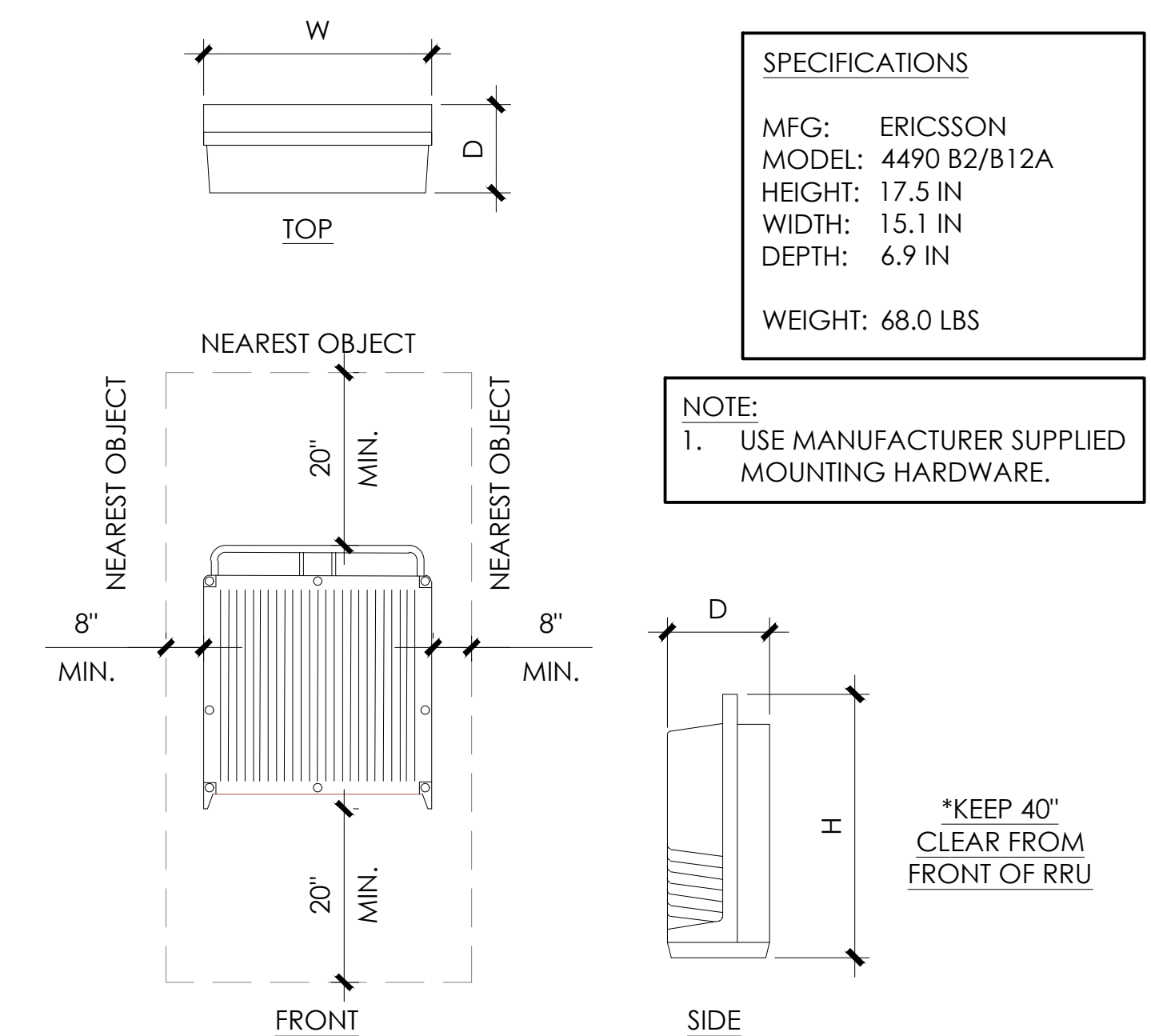


1 (P) POWER / FIBER WIRING SCHEMATIC  
N.T.S.

**SPECIFICATIONS:**  
MFG / MODEL / PORT: COMMSCOPE / NNHH-65C-R4  
DIMENSIONS: 95.984" H X 19.606" W X 7.756" D  
WEIGHT: 86.642 LBS (W/O MOUNTING KIT)



11 ANTENNA SPECIFICATION  
N.T.S.



8 ERICSSON RRU 4490 B5/B12A + B66 SPECIFICATIONS  
N.T.S.

**SPECIFICATIONS**  
MFG: ERICSSON  
MODEL: 4490 B2/B12A  
HEIGHT: 17.5 IN  
WIDTH: 15.1 IN  
DEPTH: 6.9 IN  
WEIGHT: 68.0 LBS

**NOTE:**  
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.

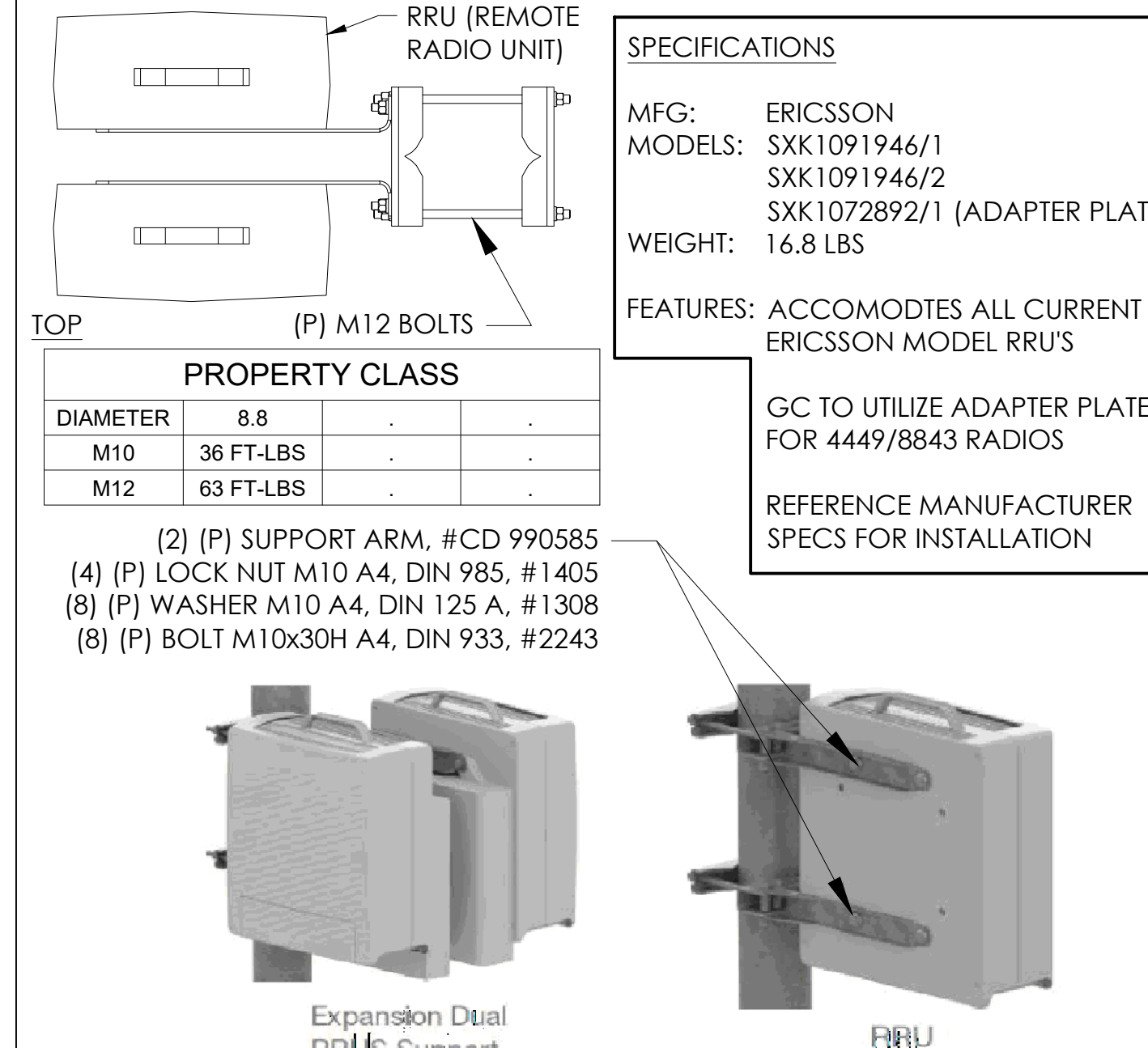
\*KEEP 40" CLEAR FROM FRONT OF RRU

**SPECIFICATIONS**  
MFG: ERICSSON  
MODEL: 4890 B25/B66  
HEIGHT: 17.5 IN  
WIDTH: 15.1 IN  
DEPTH: 6.8 IN  
WEIGHT: 68.0 LBS

**NOTE:**  
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.

\*KEEP 40" CLEAR FROM FRONT OF RRU

5 ERICSSON RRU 4890 B25/B66 SPECIFICATIONS  
N.T.S.



2 NEW RRU MOUNTING BRACKET (BACK TO BACK)  
N.T.S.

**SPECIFICATIONS**  
MFG: ERICSSON  
MODELS: SXK1091946/1, SXK1091946/2, SXK1072892/1 (ADAPTER PLATE)  
WEIGHT: 16.8 LBS

**FEATURES:** ACCOMODTES ALL CURRENT ERICSSON MODEL RRU'S  
GC TO UTILIZE ADAPTER PLATE FOR 4449/8843 RADIOS  
REFERENCE MANUFACTURER SPECS FOR INSTALLATION

- (2) (P) SUPPORT ARM, #CD 990585
- (4) (P) LOCK NUT M10 A4, DIN 985, #1405
- (8) (P) WASHER M10 A4, DIN 125 A, #1308
- (8) (P) BOLT M10x30H A4, DIN 933, #2243

PREPARED FOR  
  
1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:  
  
P. MARSHALL & ASSOCIATES  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE 210  
ROSOWELL, GA 30076  
OFFICE: (678) 280-2325  
PROJECT ID: P-170594

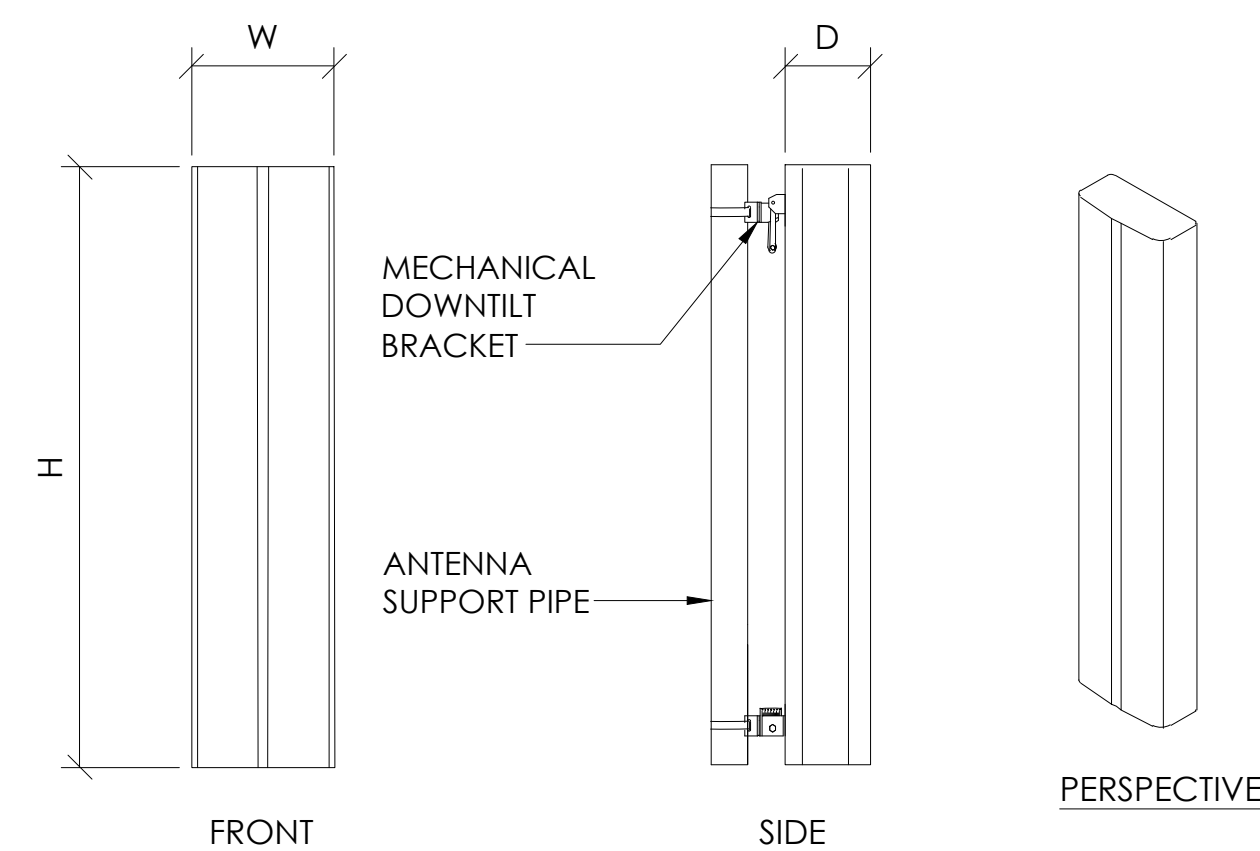
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**AZL02187**  
**FLAGSTAFF ROOFTOP**  
123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

DRAWN BY: MLDV  
CHECKED BY: EVR

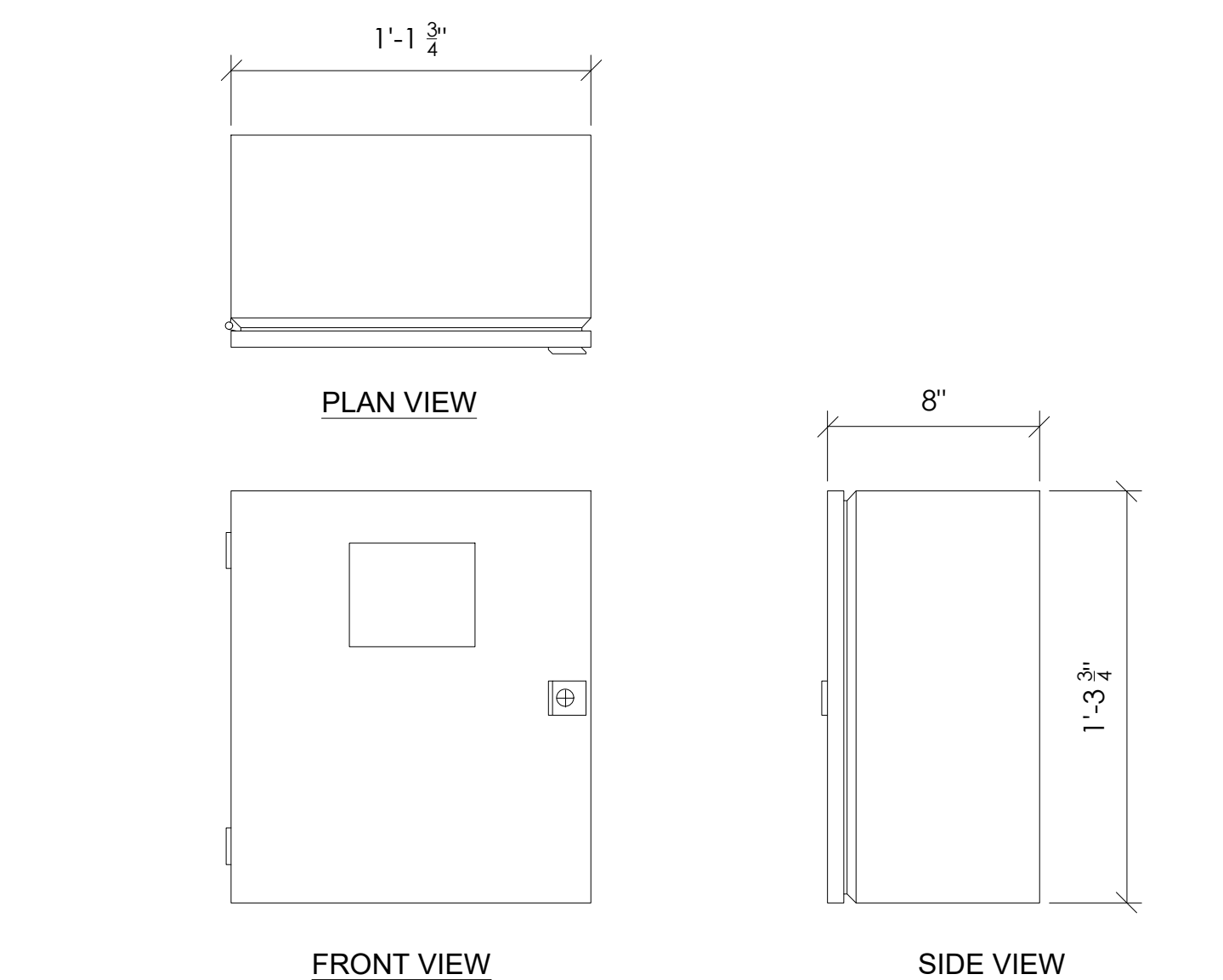
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A	8/14/25	100% CD
B	10/10/25	EME ADDED
0	01/30/26	100% CD

**SPECIFICATIONS:**  
MFG / MODEL / PORT: COMMSCOPE / NNH4-65C-R6-V3  
DIMENSIONS: 95.984" H X 19.606" W X 7.756" D  
WEIGHT: 89.287 LBS (W/O MOUNTING KIT)

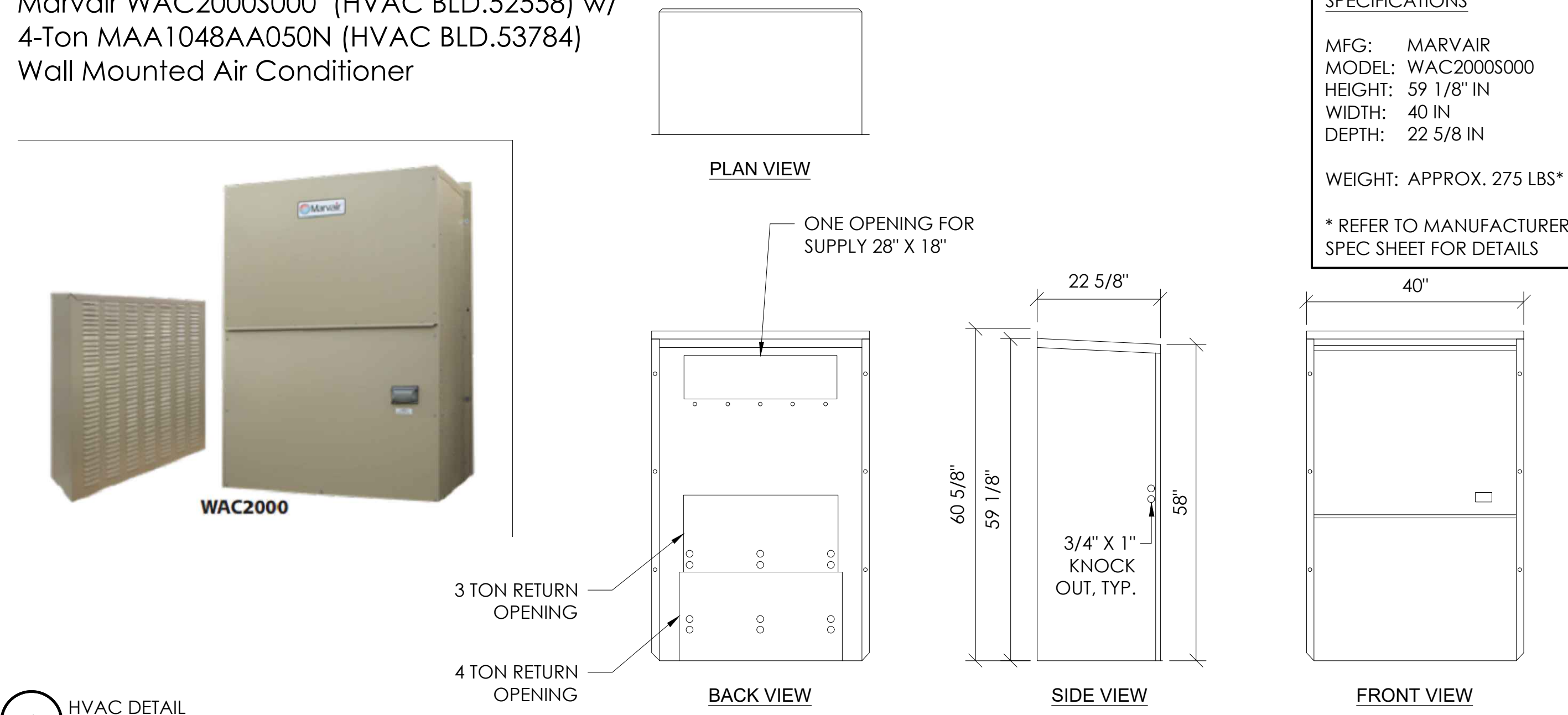


12 ANTENNA SPECIFICATION  
N.T.S.



9 COOLINKS 2.0 LEAD LAG CONTROLLER (HVAC BLD.10658) DETAIL  
N.T.S.

Marvair WAC2000S000 (HVAC BLD.52558) w/  
4-Ton MAA1048AA050N (HVAC BLD.53784)  
Wall Mounted Air Conditioner



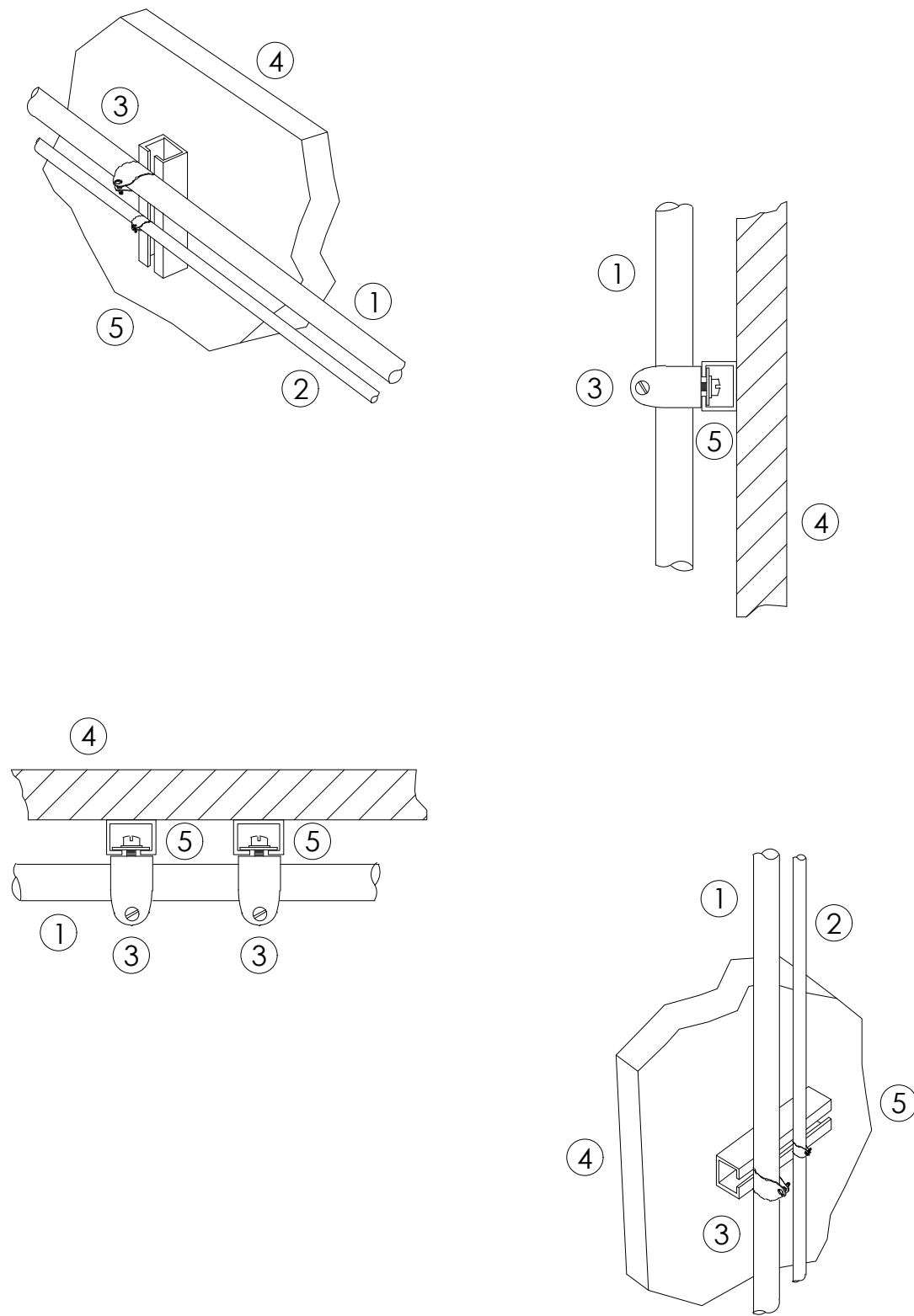
6 HVAC DETAIL  
N.T.S.

**SPECIFICATIONS**  
MFG: MARVAIR  
MODEL: WAC2000S000  
HEIGHT: 59 1/8" IN  
WIDTH: 40 IN  
DEPTH: 22 5/8 IN  
WEIGHT: APPROX. 275 LBS\*  
\* REFER TO MANUFACTURERS SPEC SHEET FOR DETAILS

REV	DATE	DESCRIPTION

Licenser:  
  
Sheet Title:  
**DETAILS**

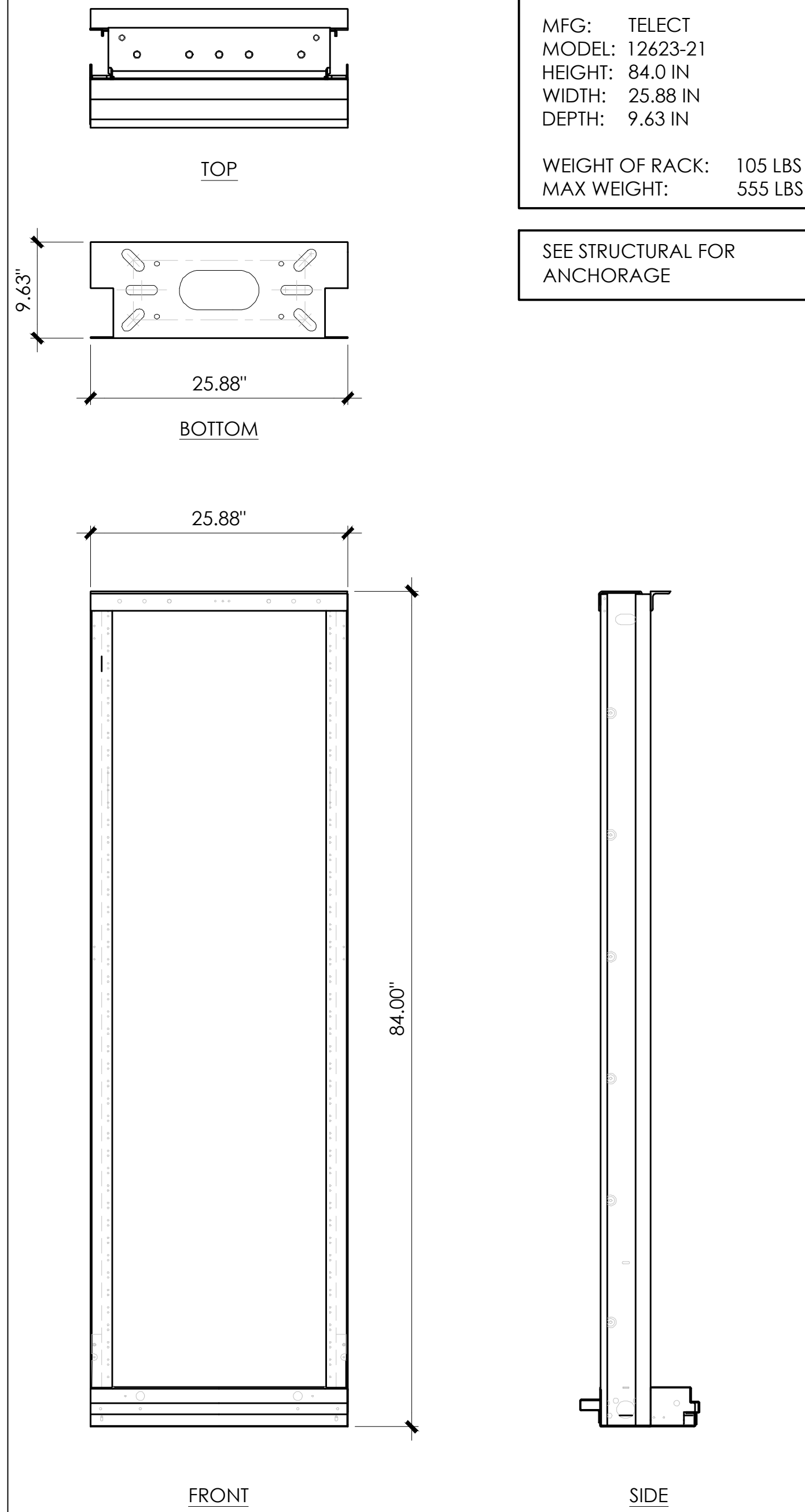
Sheet Number:  
**D-1**



- ① CONDUIT FOR ELECTRIC/TELEPHONE OR FIBER
- ② #2 AWG STRANDED INSULATED GROUNDING CONDUCTOR TO RUN ALONG HYBRID CABLE
- ③ FIMO OR BUTTERFLY CLAMP AS REQUIRED
- ④ EXISTING WALL/CEILING
- ⑤ P1000 UNISTRUT (LENGTH BASED ON NUMBER OF CONDUITS TO BE MOUNTED - FIELD TO DECIDE) (SEE MOUNTING NOTES)

**MOUNTING NOTES:**  
 1. FOR SOLID GROUTED CONCRETE WALL USE: 3/8"Ø 'HILTI' KB-TZ STAINLESS STEEL W/ 3-1/8" MIN. EMB (ESR-1917, LARR#25701)  
 2. FOR SOLID CMU MASONRY BLOCK WALL USE: 1/2"Ø HILTI HIT HY-70 WITH 4 1/2" EMB @ 16" O.C. (ESR-2682)  
 3. FOR TIMBER FRAME WALL USE: 1/4"Ø LAG BOLT WITH 2" MIN THREAD PENETRATION @ EVERY STUD.  
 4. FOR METAL STUD WALL USE: #10 TEK SCREW @ EACH METAL STUD

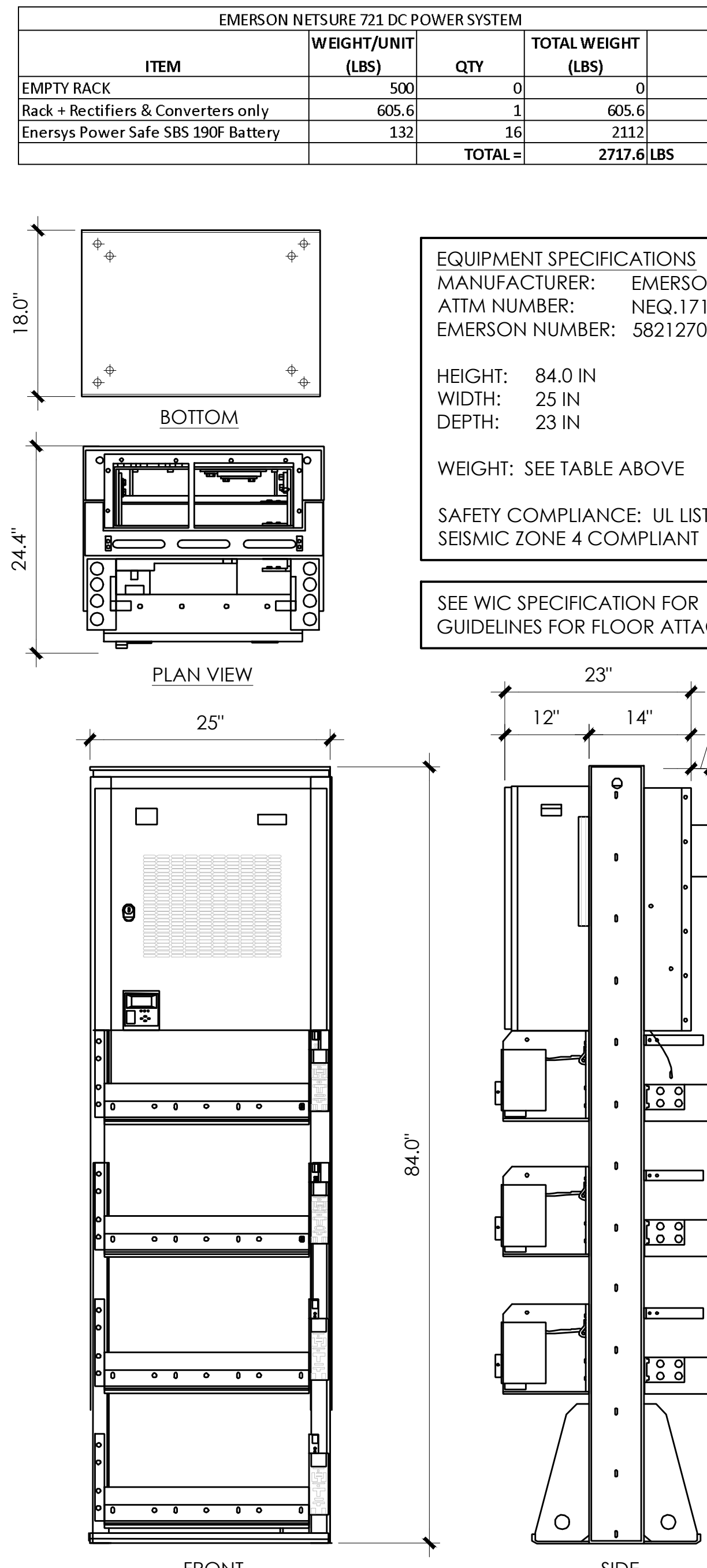
11 CONDUIT MOUNTING DETAIL  
N.T.S.



**EQUIPMENT SPECIFICATIONS**  
 MFG: TELECT  
 MODEL: 12623-21  
 HEIGHT: 84.0 IN  
 WIDTH: 25.88 IN  
 DEPTH: 9.63 IN  
 WEIGHT OF RACK: 105 LBS  
 MAX WEIGHT: 555 LBS

SEE STRUCTURAL FOR ANCHORAGE

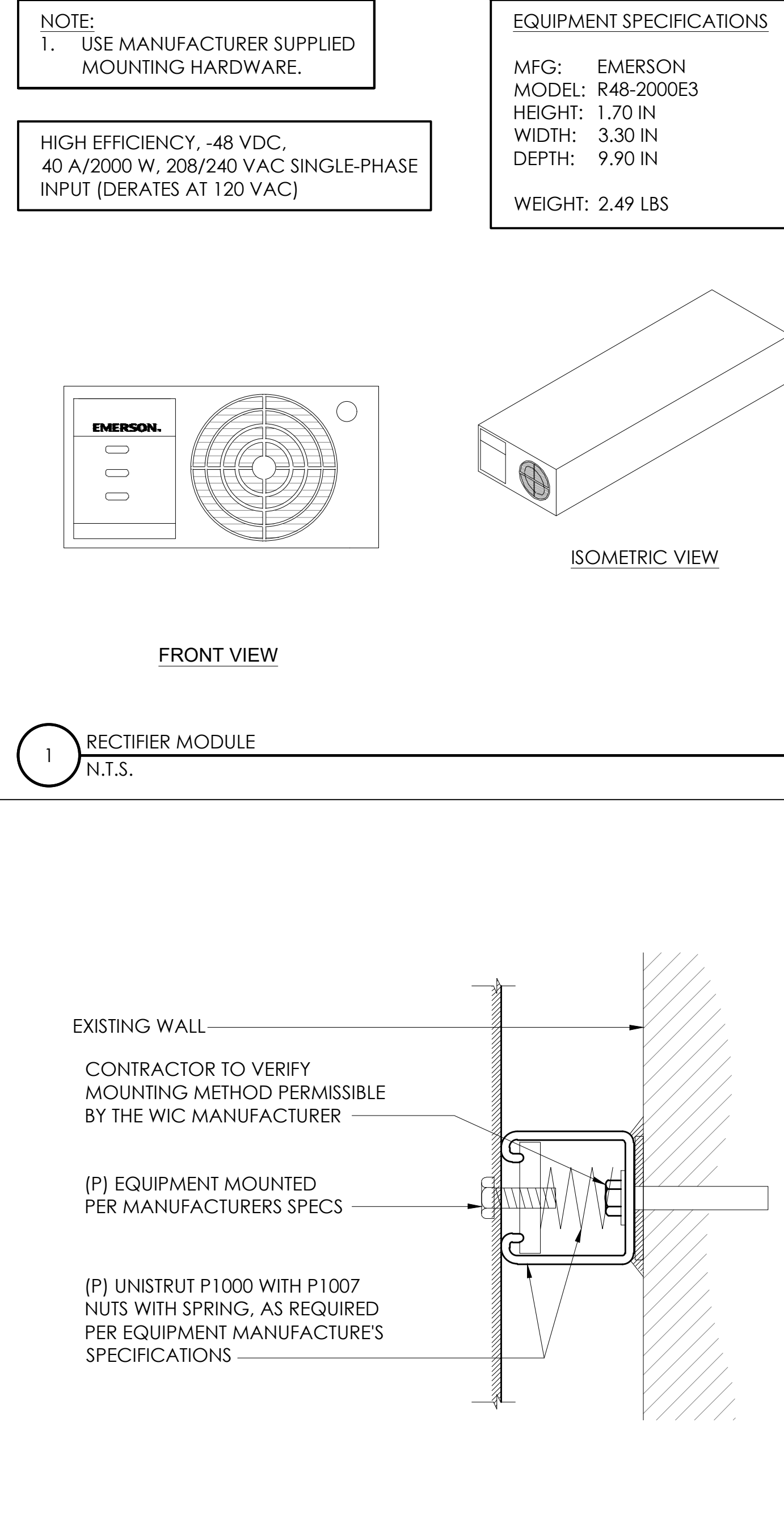
8 23" FIF RACK SPECIFICATIONS  
N.T.S.



**EQUIPMENT SPECIFICATIONS**  
 MANUFACTURER: EMERSON/VERTIV  
 ATM NUMBER: NEQ.17139  
 EMERSON NUMBER: 582127000Z011  
 HEIGHT: 84.0 IN  
 WIDTH: 25 IN  
 DEPTH: 23 IN  
 WEIGHT: SEE TABLE ABOVE  
 SAFETY COMPLIANCE: UL LISTED AND SEISMIC ZONE 4 COMPLIANT

SEE WIC SPECIFICATION FOR GUIDELINES FOR FLOOR ATTACHMENTS

5 EMERSON POWER PLANT  
N.T.S.



**NOTE:**  
 1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.  
 HIGH EFFICIENCY, -48 VDC, 40 A/2000 W, 208/240 VAC SINGLE-PHASE INPUT (DERATES AT 120 VAC)

**EQUIPMENT SPECIFICATIONS**  
 MFG: EMERSON  
 MODEL: R48-2000E3  
 HEIGHT: 1.70 IN  
 WIDTH: 3.30 IN  
 DEPTH: 9.90 IN  
 WEIGHT: 2.49 LBS

1 RECTIFIER MODULE  
N.T.S.

2 EQUIPMENT MOUNTING DETAIL  
N.T.S.



Vendor:  
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 ROSWELL, GA 30076  
 OFFICE: (678) 280-2325  
 PROJECT ID: P-170594

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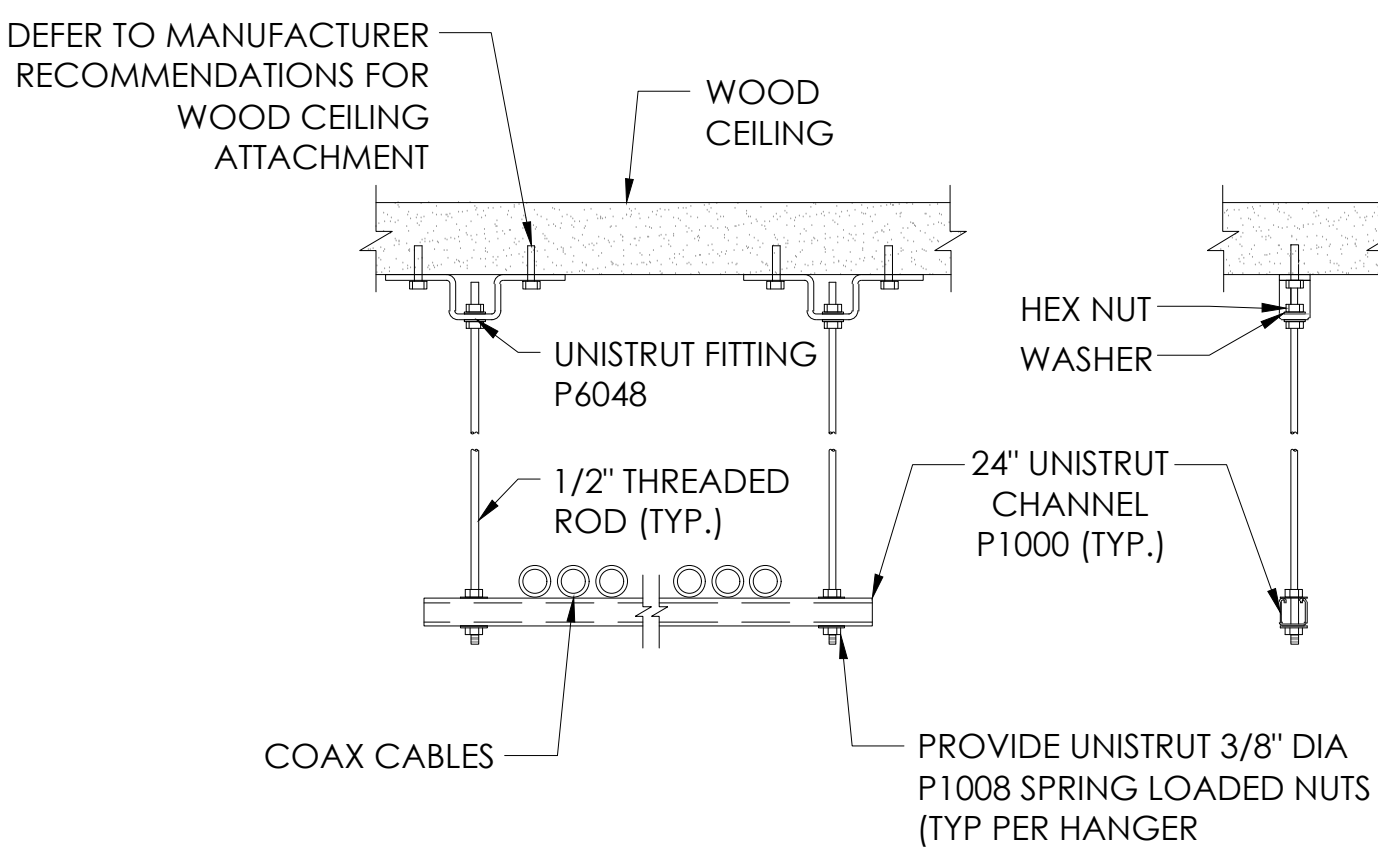
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REV	DATE	DESCRIPTION
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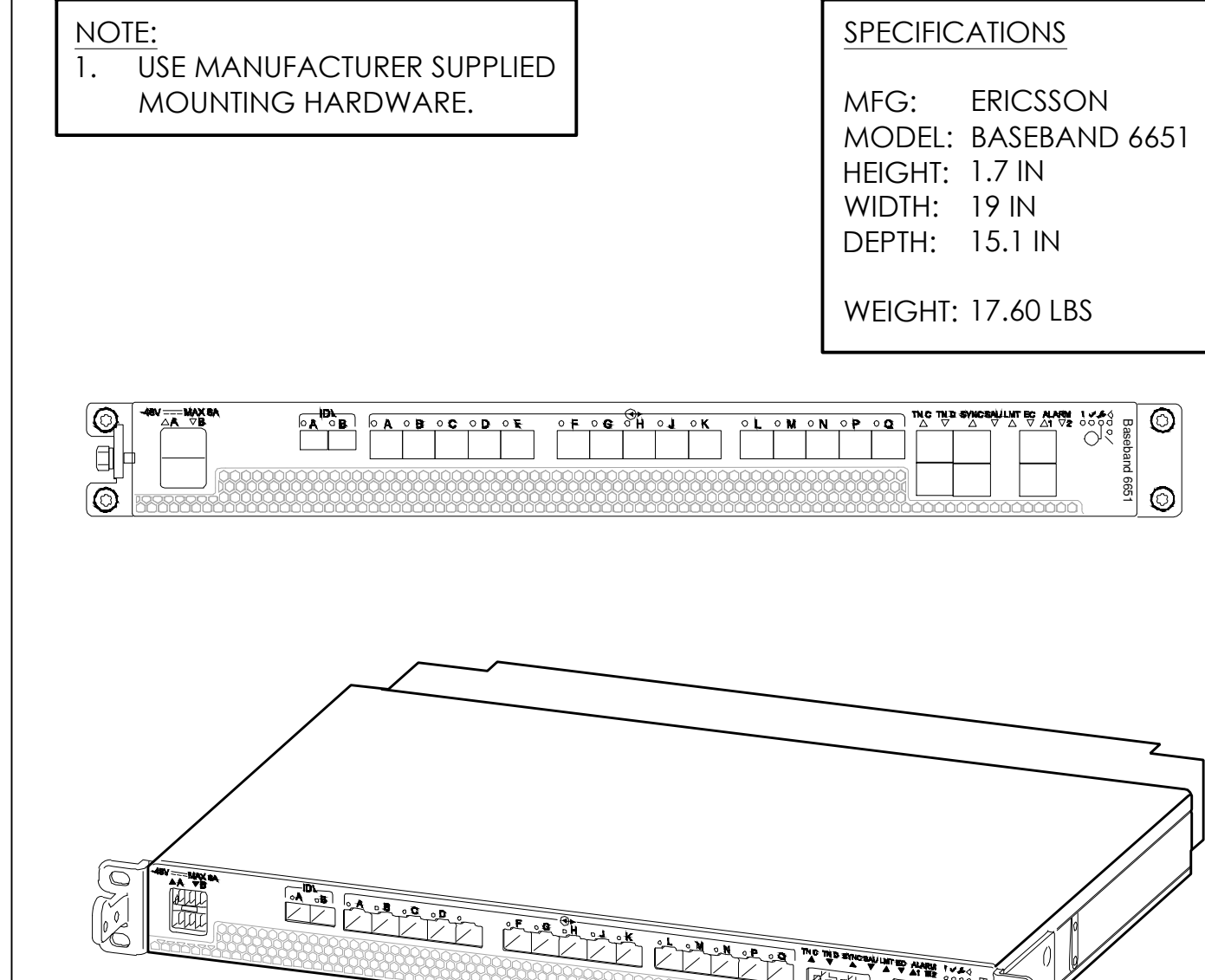
Licensors:

Sheet Title:  
**DETAILS**

Sheet Number:  
**D-2**



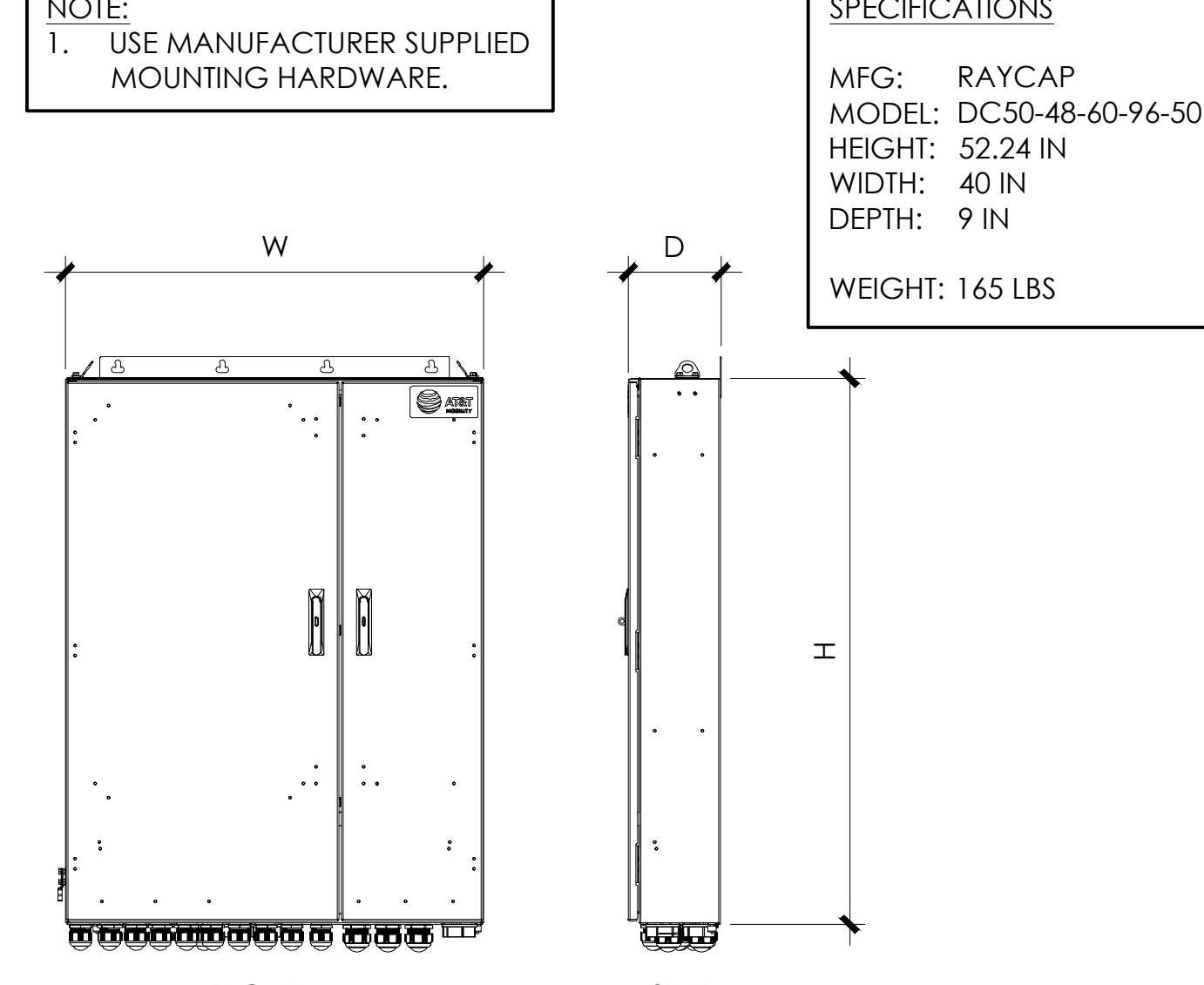
12 CEILING MOUNTED CABLE LADDER DETAIL  
N.T.S.



9 ERICSSON BASEBAND 6651  
N.T.S.



6 NOT USED  
N.T.S.

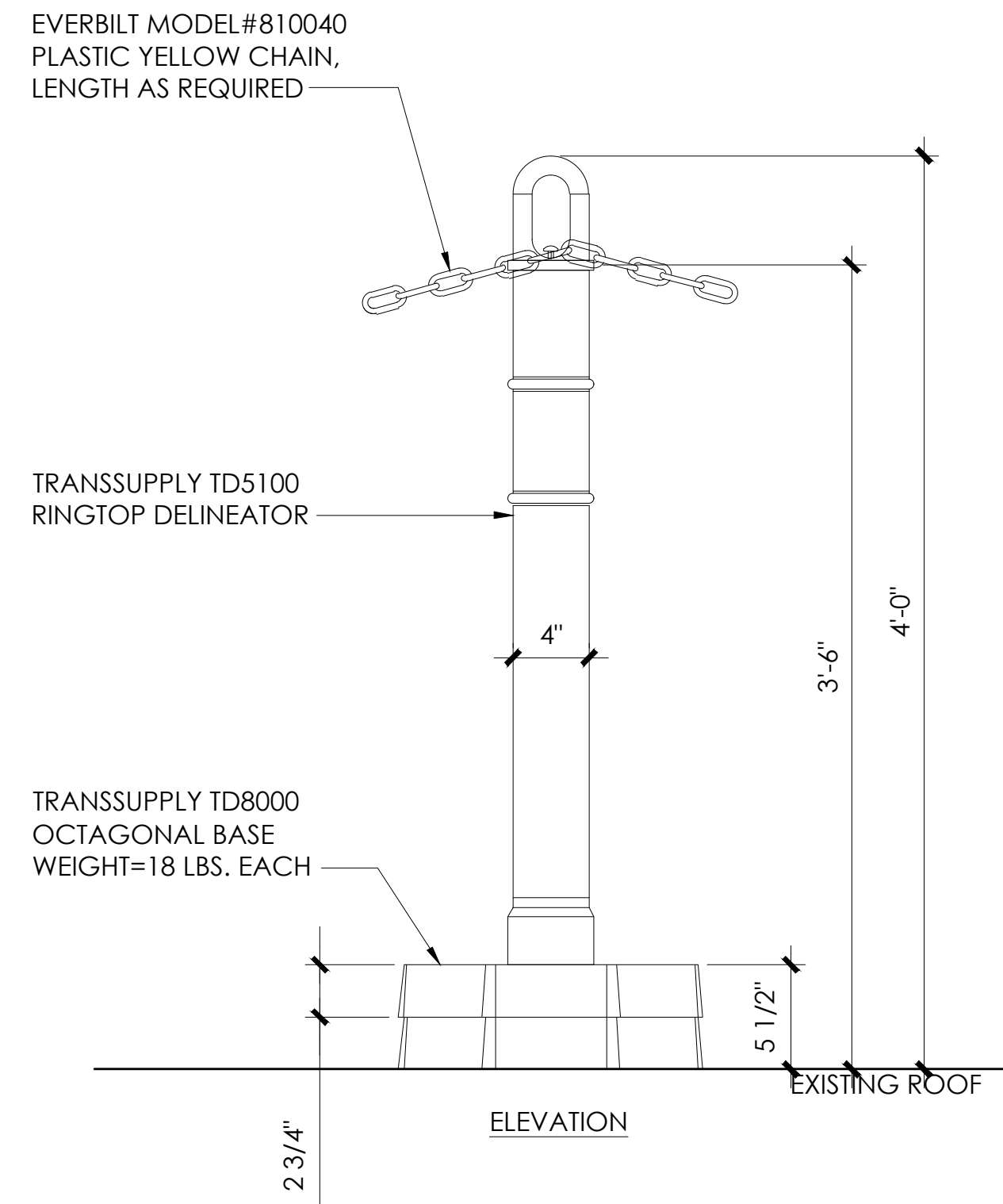
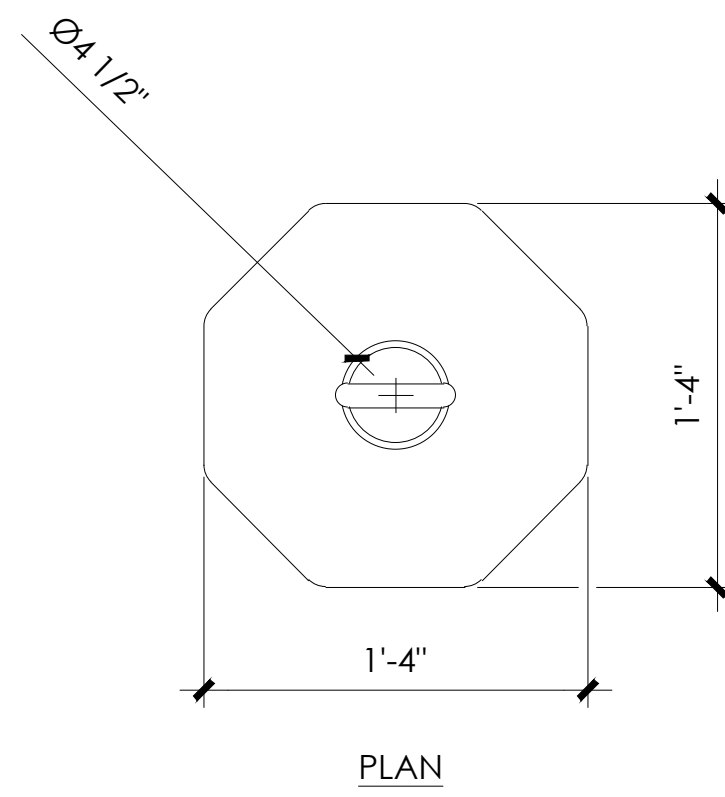


3 DC50-48-60-96-50F SURGE SUPPRESSOR  
N.T.S.

10 NOT USED  
N.T.S.

11 NOT USED  
N.T.S.

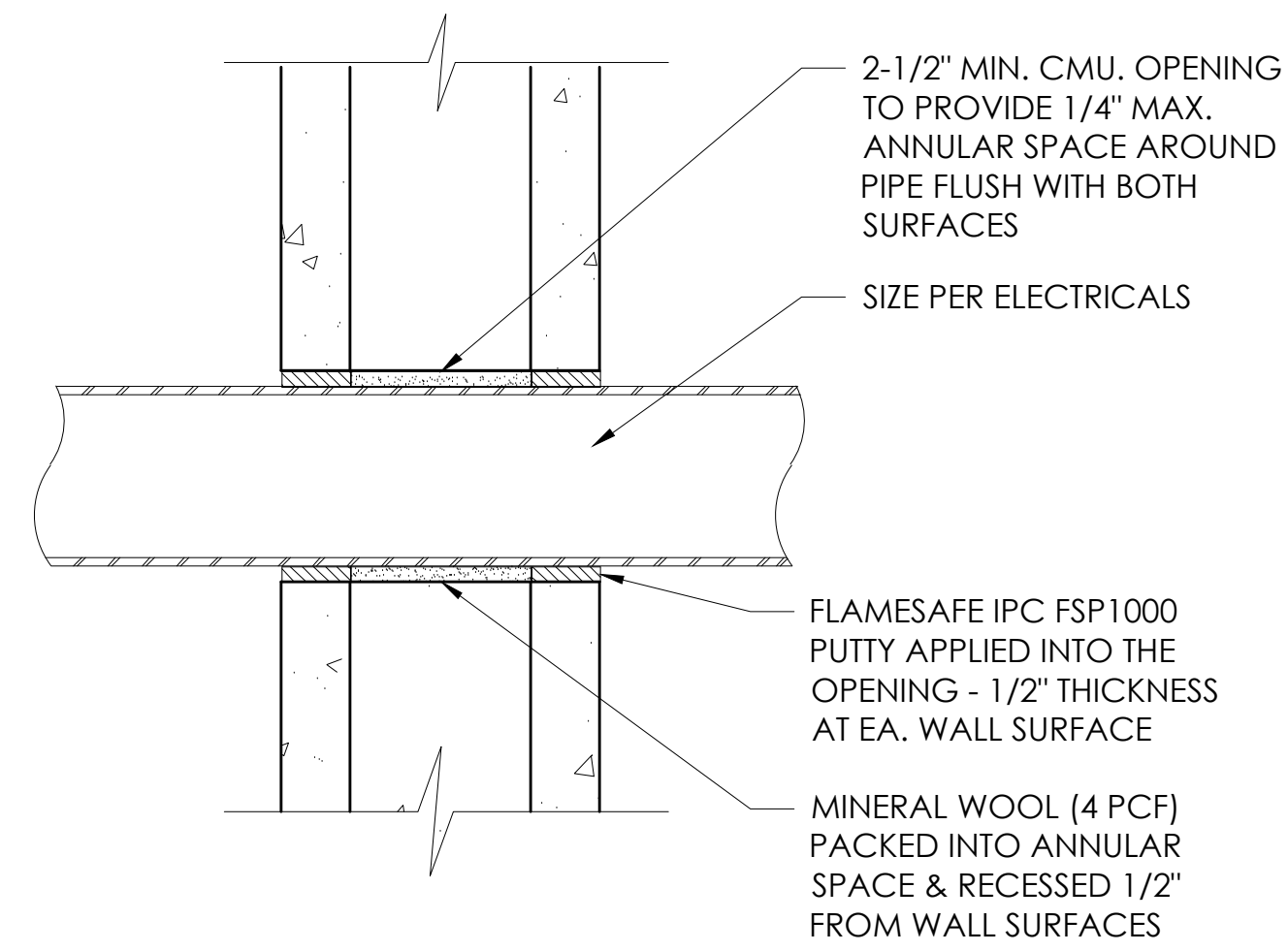
12 NOT USED  
N.T.S.



8 RF SAFETY BARRIER POST  
N.T.S.

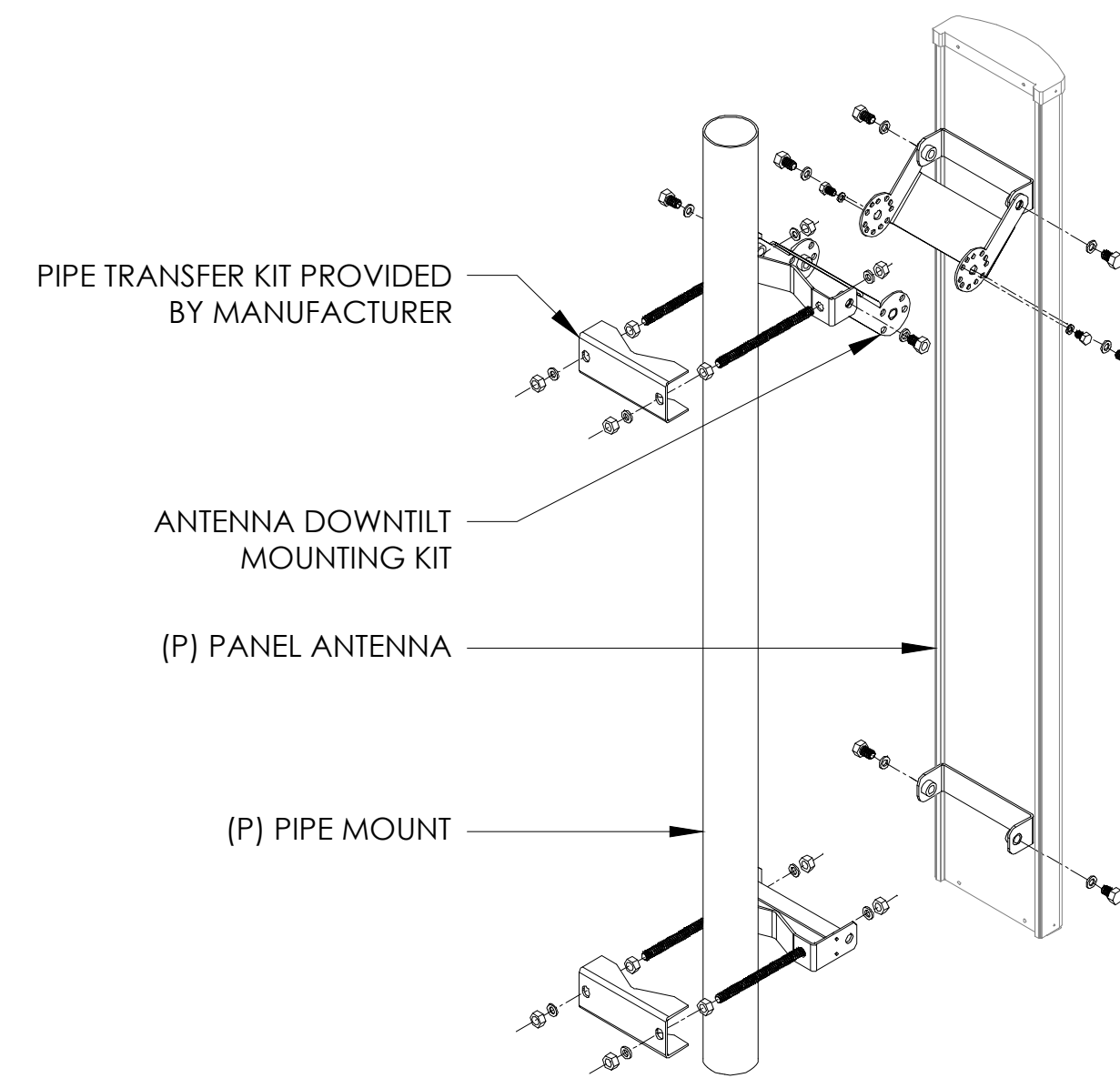
9 NOT USED  
N.T.S.

NOTE:  
 1. CONTRACTOR TO X-RAY PRIOR TO DRILLING OR CORING TO LOCATE (E) POST TENSION CABLES AND CONDUITS. DO NOT CUT POST TENSION CABLES OR CONDUIT.  
 2. CONTRACTOR TO INSURE WATER-TIGHTNESS AT ALL WALL AND FLOOR PENETRATIONS



4 CMU WALL PENETRATION DETAIL  
N.T.S.

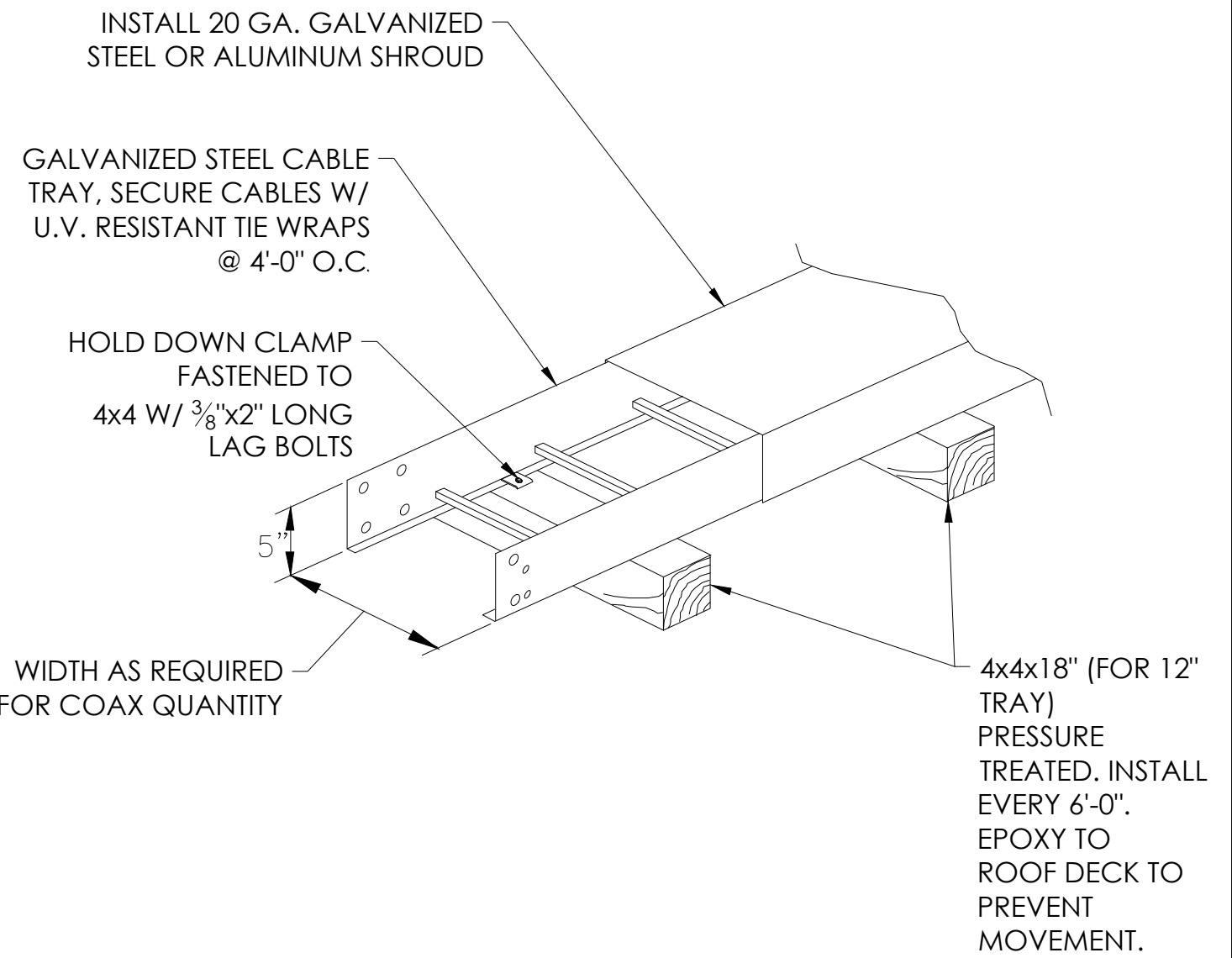
5 ANTENNA MOUNTING DETAIL  
N.T.S.



6 NOT USED  
N.T.S.

1 BOLLARD DETAIL  
N.T.S.

2 CABLE TRAY DETAIL  
N.T.S.



3 NOT USED  
N.T.S.

PREPARED FOR

1355 W. UNIVERSITY  
MESA, ARIZONA 85201

Vendor:

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OFFICE: (678) 280-2325  
PROJECT ID: P-170594

Issued For:

**AZL02187**  
FLAGSTAFF ROOFTOP

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FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

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0	01/30/26	100% CD

REV	DATE	DESCRIPTION

Licensors:

Sheet Title:  
**DETAILS**

Sheet Number:  
**D-2.1**



**EnerSys** SAFETY DATA SHEET **HAWKER** Form #: SDS 853026  
 Revised: AB  
 Supersedes: AA (06-16-10)  
 ECO #: 1001928

**TSCA:**  
 TSCA Section 16 - Inventory Status: All chemicals comprising this product are either exempt or listed on the TSCA Inventory.  
 TSCA Section 12b (40 CFR Part 707.60(b)): No notice of export will be required for articles, except PCB articles, unless the Agency so requires in the context of individual sections 5, 6 or 7 articles.  
 TSCA Section 13 (40 CFR Part 707.20): No import certification required (EPA 309-B-99-001, June 1999, Introduction to the Chemical Import Requirements of the Toxic Substances Control Act, Section IV.A).

**RCRA:**  
 Spent Lead Acid Batteries are subject to streamlined handling requirements when managed in compliance with 40 CFR sections 266.80 or 40 CFR part 273. Waste sulfuric acid is a characteristic hazardous waste, EPA hazardous waste number D002 (corrosivity) and D006 (lead).

**CAA:**  
 EnerSys supports preventative actions concerning ozone depletion in the atmosphere due to emission of CFCs and other ozone depleting chemicals (ODCs), defined by the USEPA as Class 1 substances. Pursuant to Section 601 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 19, 1993, EnerSys established a policy to eliminate the use of Class 1 ODCs prior to the May 15, 1993 deadline.

**STATE REGULATIONS (US):**  
**Transition 66:**  
 Warning: Battery posts, terminals and related accessories contain lead and lead compounds, chemicals known to the State of California to cause cancer and reproductive harm. Batteries also contain other chemicals known to the State of California to cause cancer. Wash hands after handling.  
**INTERNATIONAL REGULATIONS:**  
 Distribution into Quebec to follow Canadian Controlled Product Regulations (CPR) 24(1) and 24(2).  
 Distribution into the EU to follow applicable Directives to the Use, Import/Export of the product as sold.

**ENVIRONMENTAL INFORMATION:**  
 Revised: AB (04-25-17)  
**NFPA Hazard Rating for Sulfuric Acid:**  
 Reactivity (Yellow) = 2  
 Health (Blue) = 3  
 Sulfuric acid is water-reactive if concentrated.

**DISCLAIMER:**  
 This Safety Data Sheet is created by the manufacturer to comply with the requirements of 39 CFR 1910.1200. To the extent allowed by law, the manufacturer hereby expressly disclaims any liability to any third party, including users of this product, including, but not limited to, consequential or other damages, arising out of the use of, or reliance on, this Safety Data Sheet.

**PowerSafe SBS** Front and Top Terminal  
 Telecommunications NEBS™ Compliant

**Battery Performance Specifications**

Visit us at [www.enersys.com](http://www.enersys.com)

**EnerSys** RESERVE POWER

\*NEBS™ Compliance SDS Core  
 Includes the following SDS: SBS 810, SBS 814, SBS 817, SBS 818, SBS 819, SBS 820, SBS 821, SBS 822, SBS 823, SBS 824, SBS 825, SBS 826, SBS 827, SBS 828, SBS 829, SBS 830, SBS 831, SBS 832, SBS 833, SBS 834, SBS 835, SBS 836, SBS 837, SBS 838, SBS 839, SBS 840, SBS 841, SBS 842, SBS 843, SBS 844, SBS 845, SBS 846, SBS 847, SBS 848, SBS 849, SBS 850, SBS 851, SBS 852, SBS 853, SBS 854, SBS 855, SBS 856, SBS 857, SBS 858, SBS 859, SBS 860, SBS 861, SBS 862, SBS 863, SBS 864, SBS 865, SBS 866, SBS 867, SBS 868, SBS 869, SBS 870, SBS 871, SBS 872, SBS 873, SBS 874, SBS 875, SBS 876, SBS 877, SBS 878, SBS 879, SBS 880, SBS 881, SBS 882, SBS 883, SBS 884, SBS 885, SBS 886, SBS 887, SBS 888, SBS 889, SBS 890, SBS 891, SBS 892, SBS 893, SBS 894, SBS 895, SBS 896, SBS 897, SBS 898, SBS 899, SBS 900, SBS 901, SBS 902, SBS 903, SBS 904, SBS 905, SBS 906, SBS 907, SBS 908, SBS 909, SBS 910, SBS 911, SBS 912, SBS 913, SBS 914, SBS 915, SBS 916, SBS 917, SBS 918, SBS 919, SBS 920, SBS 921, SBS 922, 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NOTE:  
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PROJECT ID: P-170594

Issued For:  
**AZL02187**  
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FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013  
USID: 324052  
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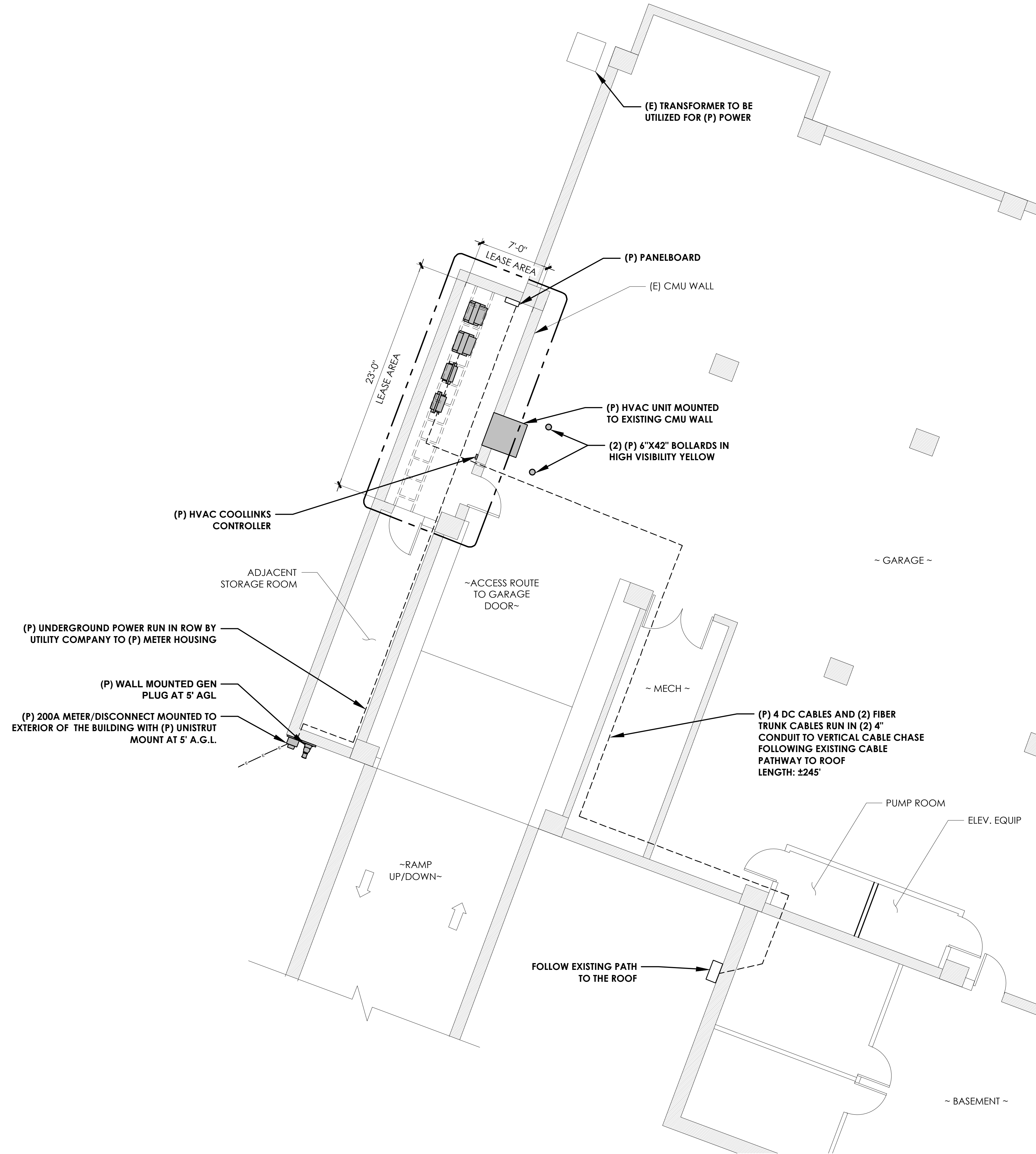
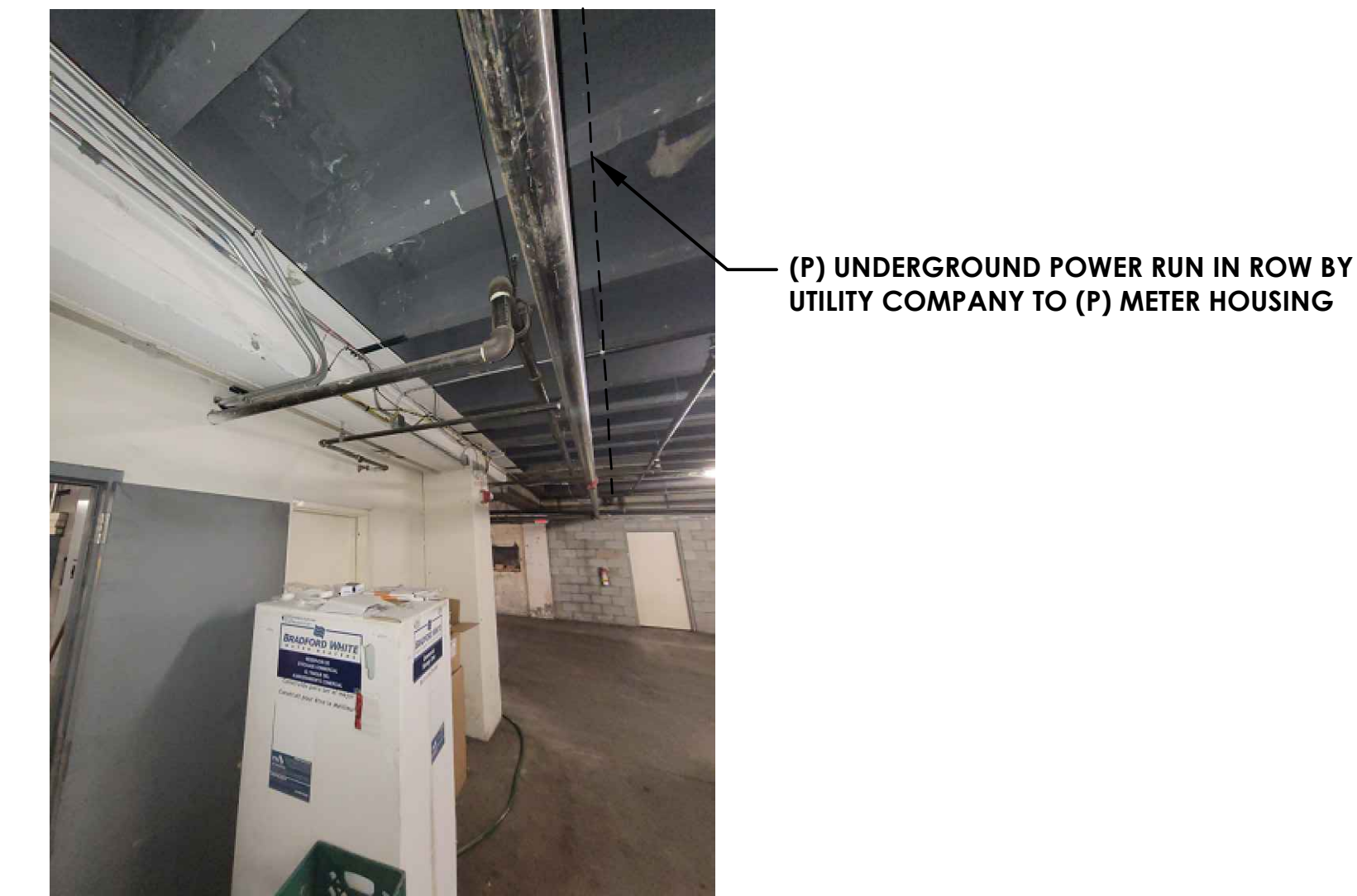
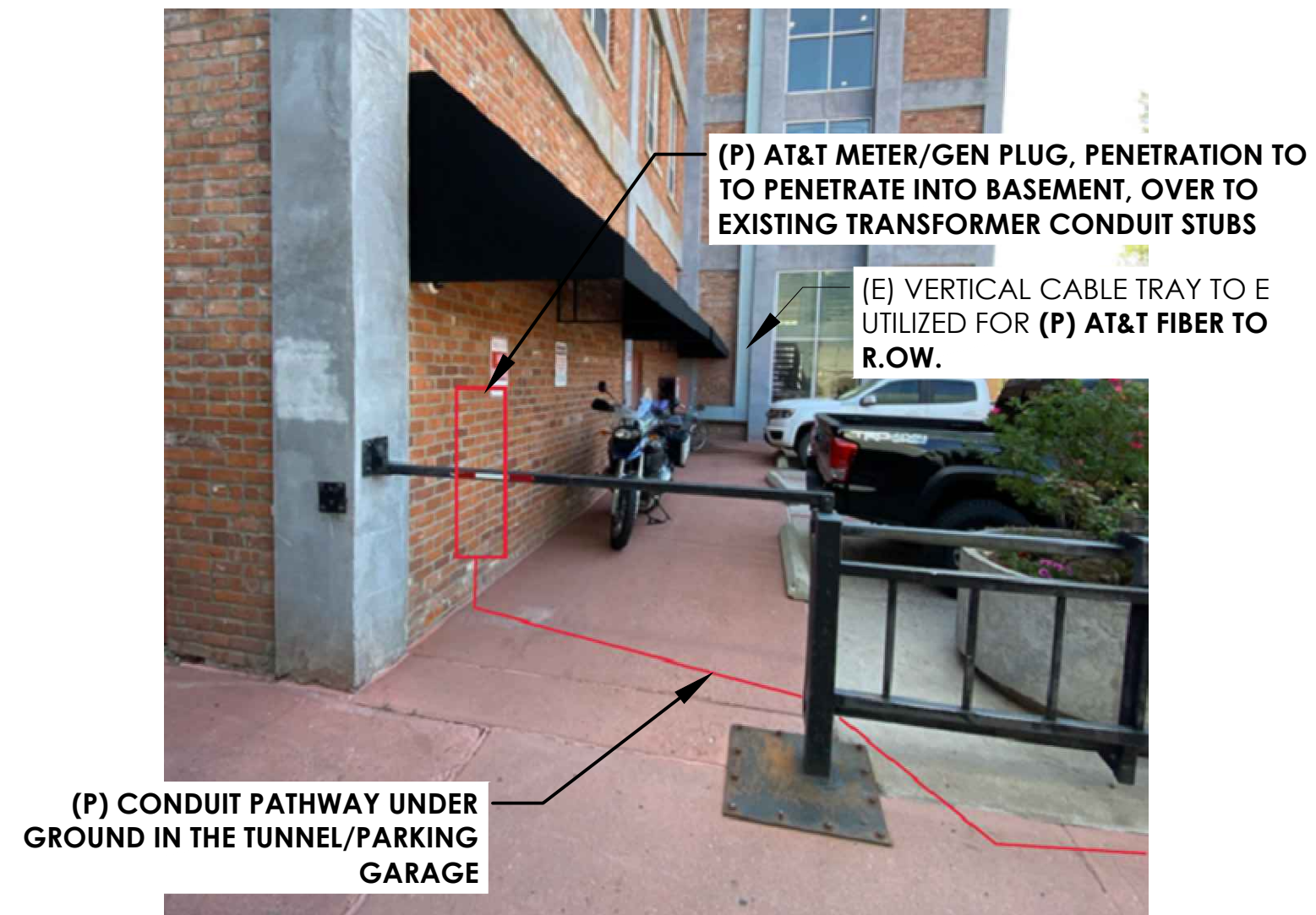
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Sheet Title:  
**EXTERNAL ALARM  
DETAIL**

Sheet Number:  
**D-5**

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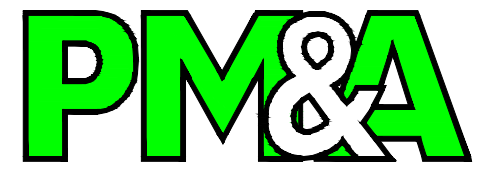


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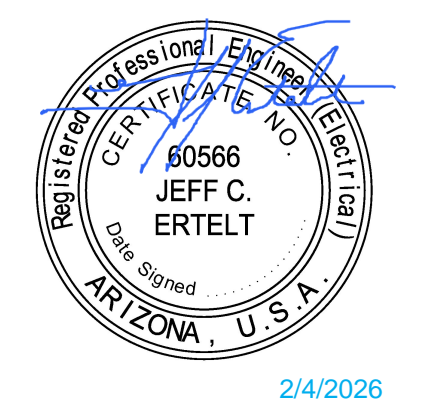
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Sheet Title:

**UTILITY SITE PLAN**

Sheet Number:

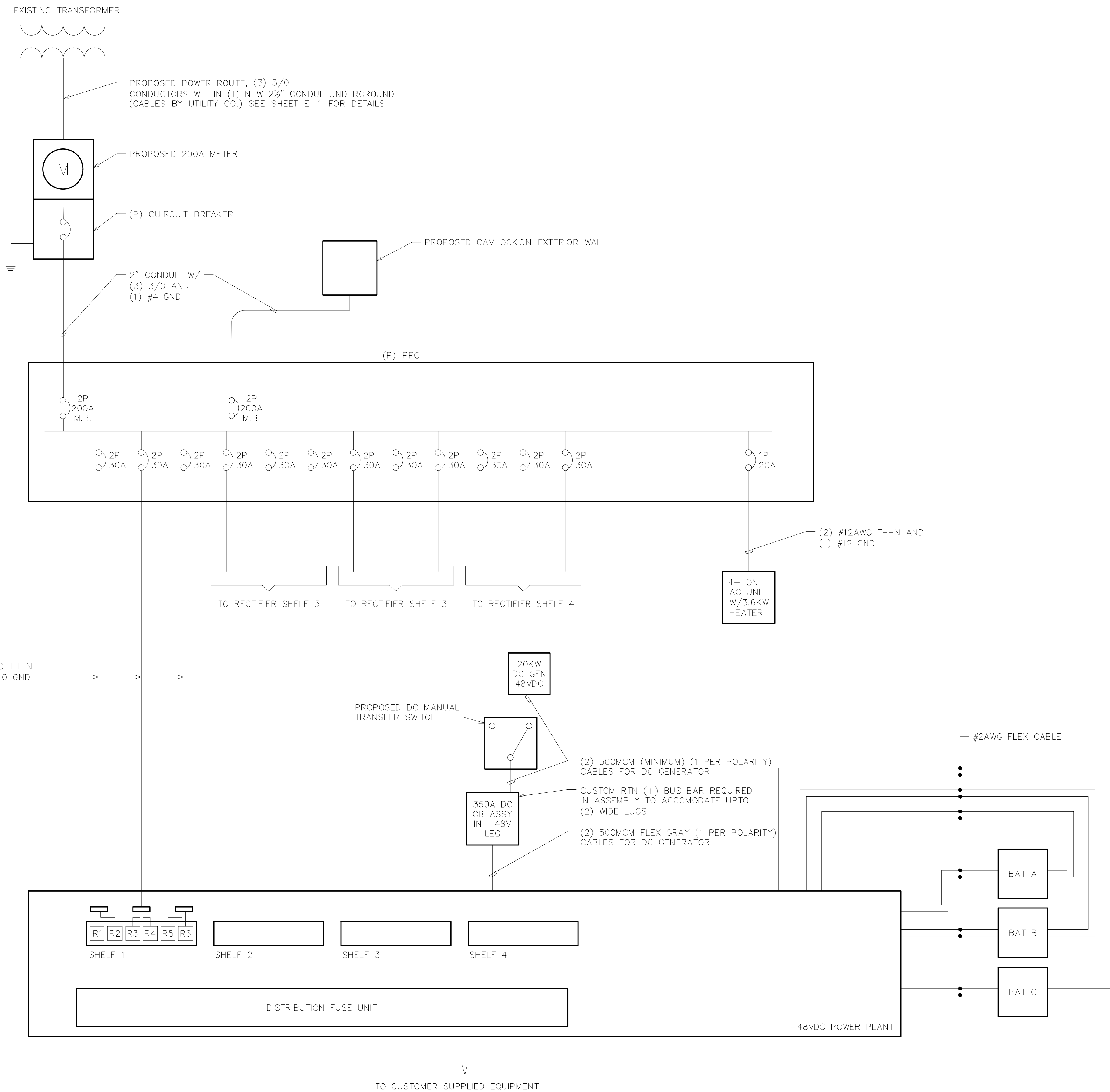
**E-1**

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
- CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH LOCAL COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
- ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
- CONTRACTOR SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH 1/2" HEIGHT MINIMUM LETTERS.
- ALL EQUIPMENT WILL HAVE A MINIMUM AIC OF 10 KA. CONTRACTOR TO DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC, 110.24.
- CONTRACTOR WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.

ONE-LINE DIAGRAM NOTES:

- ELECTRICAL SERVICE SHALL BE 200A, 120/240, 1Ø, 3W
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.



VOLT AMPS		DESCRIPTION		POLE		BRK		CIR		A		B		CIR		BRK		POLE		DESCRIPTION		VOLT AMPS	
PHASE/PHASE																						PHASE/PHASE	
A	B																					A	B
2112	2112	SHELVES 1 & 3 RECTIFIERS	2	30	1	+	+	2	20	1											G.F.I. (INTERNAL)	180	2112
	2112	-	-	-	3	+	+	4	30	2											SHELVES 1 & 3 RECTIFIERS		2112
2112	2112	SHELVES 1 & 3 RECTIFIERS	2	30	5	+	+	6	-	-											-		2112
	2112	-	-	-	7	+	+	8	30	2											SHELVES 2 & 4 RECTIFIERS		2112
2112	2112	SHELVES 2 & 4 RECTIFIERS	2	30	9	+	+	10	-	-											-		2112
	2112	-	-	-	11	+	+	12	30	2											SHELVES 1 & 3 RECTIFIERS		2112
		SPACE			13	+	+	14	-	-											SPACE		2112
					15	+	+	16	-	-													
					17	+	+	18	-	-													
					19	+	+	20	-	-													
					21	+	+	22	-	-													
180		G.F.I.	1	20	23	+	+	24	20	1											BATTERY CHARGER		360
1200	1200	HVAC	2	20	25	+	+	26	20	1											HEATER		480
720		OUTLETS	1	20	27	+	+	28	15	1											EXT LIGHTS		100
					29	+	+	30	20	1											INTERIOR LIGHT		200
8256	7716																						7196 6796
PHASE A = 15,452												PHASE B = 14,512											
CONNECTED LOAD = 29,964 VA																							
CONNECTED AMPS = 124.9 A																							

2 AC PANEL SCHEDULE  
N.T.S.

1 ELECTRICAL AC/DC SINGLE LINE DIAGRAM  
N.T.S.

PREPARED FOR  
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**SINGLE LINE DIAGRAM**

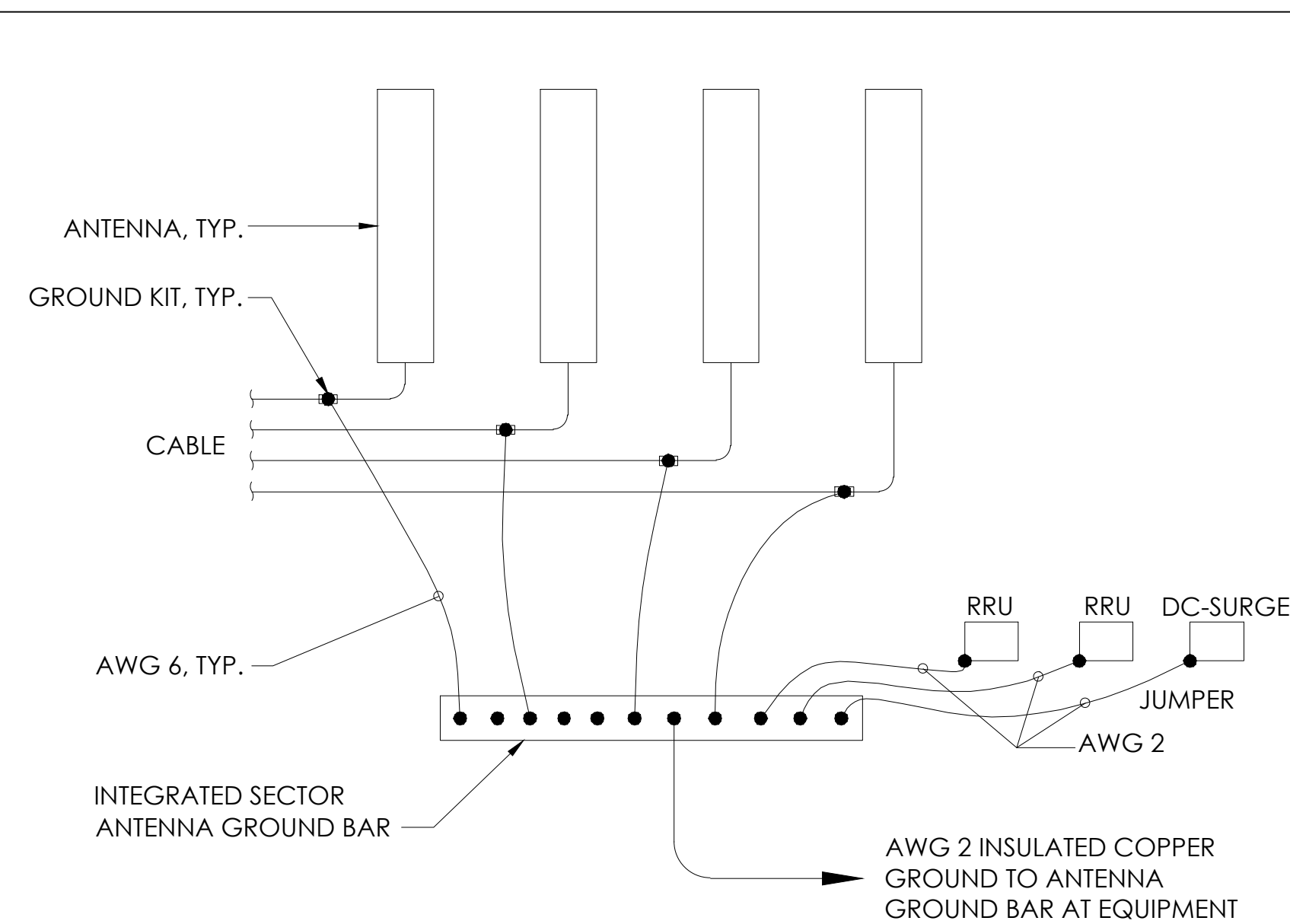
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**E-2**

**GROUNDING NOTES:**

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
  - A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
16. USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
17. POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO LB'S ALLOWED ON GROUNDING.
19. PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.
20. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER SPECIFICATION.
21. IF THE AC PANEL IN THE POWER CABINET IS WIRED AS SERVICE ENTRANCE, THE AC SERVICE GROUND CONDUCTOR SHALL BE CONNECTED TO GROUND ELECTRODE SYSTEM. WHEN THE AC PANEL IN THE POWER CABINET IS CONSIDERED A SUB-PANEL, THE GROUND WIRE SHALL BE INSTALLED IN THE AC POWER CONDUIT. THE INSTALLATION SHALL BE PER LOCAL AND NATIONAL ELECTRIC CODE (NFPA-70).
22. EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES, LONG BARREL LUGS OR DOUBLE CRIMP CLAMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH ANTIOXIDANT (COPPER SHIELD) BEFORE MAKING THE CONNECTIONS. THE MANUFACTURER'S TORQUING RECOMMENDATIONS ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS SHALL BE FOLLOWED.
23. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUSS AT THE LOWER MOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MID-POINT.

24. ALL GROUNDING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT RACEWAY SYSTEM, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL WITH MINOR BENDS TO AVOID OBSTRUCTIONS. THE BENDING RADIUS OF ANY #2 GROUNDING CONDUCTOR IS 8". PVC RACEWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDING CONDUCTORS SHALL NOT MAKE CONTACT WITH ANY METALLIC CONDUITS, SURFACES OR EQUIPMENT.
25. PROVIDE PVC SLEEVES WHERE GROUNDING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND /OR CEILINGS.
26. INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
27. GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
28. ALL PROPOSED GROUNDING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.

**3 GROUNDING NOTES**  
N.T.S.



**NOTES:**  
 1. GROUND BAR LOCATION IS SCHEMATIC AS SHOWN ON THIS SHEET AND ACTUAL LOCATION OF INSTALLATION WILL BE DETERMINED BY THE INSTALLER.  
 2. REFER TO ANTENNA PLAN FOR EXACT NUMBER OF ANTENNA, RRU AND DC SURGE SUPPRESSOR

**4 TYP. ANTENNA GROUNDING DIAGRAM**

**1 NOT USED**

**2 NOT USED**



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**GROUNDING NOTES**

Sheet Number:  
**G-1**





**GENERAL UPGRADE NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED. THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK. ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, AT&T NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND AT&T WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, AT&T STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO AT&T.

**STEEL NOTES:**

- ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.:
 

HSS SHAPES (TUBE)	ASTM A500, GR. B (46 KSI)
PLATES	ASTM A36
PIPE	ASTM A53, GR.B
ANGLE	ASTM A36
W-SHAPES	ASTM A992, (50 KSI)
- ALL BOLTS SHALL BE GALVANIZED PER ASTM A153 AND CONFORM TO ASTM A325 U.N.O. ALL BOLTED CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED NUT-LOCKING DEVICE.
- ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.
- ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
- AT HIS OWN DISCRETION, THE CONTRACTOR MAY SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. J5 INFRASTRUCTURE PARTNERS IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
- TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
- ALL BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

**WOOD FRAMING NOTES:**

- FRAMING LUMBER SHALL CONFORM TO THE 2018 NDS AND THE FOLLOWING PROPERTIES. SPECIES TYPE AND GRADE IS PROVIDED FOR REFERENCE; ALTERNATE SPECIES MAY BE SUBSTITUTED PROVIDED MINIMUM PROPERTIES ARE MAINTAINED.
 

ITEM	SPECIES & GRADE	FB (PSI)	FV (PSI)	E (KSI)
JOISTS, RAFTERS	D.F.-LARCH #1	900	180	1,600
POSTS, BEAMS (4" THK.)	D.F.-LARCH #1	1,000	180	1,700
POSTS, BEAMS (6" THK.)	D.F.-LARCH #1	1,200	170	1,600
SILLS, PLATES	D.F.-LARCH #2 P.T.	900	180	1,600
STUDS	D.F.-LARCH #2	900	180	1,400
- ROOF PLY: 1/32" OSB/PLY, 32/16 APA SPAN RATING, UNBLOCKED W/ (2) H-CLIPS @ UNBLOCKED EDGES, U.N.O.
- ROOF NAILING: 10D @ 3" O.C. SUPPORTED EDGES, 12" O.C. FIELD NAILING.
- WALL PLY: 1/32" STRUCTURAL 1 PLY, ONE SIDE, BLOCKED, U.N.O.
- WALL NAILING: 10D @ 3" O.C. SUPPORTED EDGES, 12" O.C. FIELD NAILING.
- ALL PLY NAILING TO BE 3/8" FROM EDGE OF PANEL. PANELS TO BE SEPARATED 1/8".
- ALL NAILS TO BE COMMON NAILS, CONFORMING TO IBC §2303.6 & MEETING MINIMUM REQUIREMENTS OF FASTENING SCHEDULE (IBC TABLE 2304.9.1).
- WALL DOUBLE TOP PLATES SHALL BE SAME DIMENSION AS WALL STUDS AND SHALL OVERLAP @ CORNERS AND INTERSECTIONS WITH A MINIMUM OFFSET OF 48" W/ (8) 16D FACE NAILS EACH SIDE OF DEMISING, U.N.O.
- ALL HEADERS IN EXTERIOR WALLS SHALL BE FRAMED-IN USING A MINIMUM OF (1) 2X KING STUD AND (1) 2X CRIPPLE STUD AT EACH END OF HEADER.
- SOLID BLOCKING SHALL BE PROVIDED BENEATH ALL LOAD-BEARING ELEMENTS (BEAMS, HEADERS, GIRDERS, ETC.) TO ENSURE A CONTINUOUS LOAD PATH TO FOUNDATION.

**FRP NOTES:**

- ALL STRUCTURAL SHAPES SHALL BE 'STRONGWELL' FRP SERIES 500 MANUFACTURED USING THE PULTRUSION PROCESS.
- ALL CUT EDGES AND HOLES SHALL BE SEALED WITH A RESIN APPROVED BY THE MANUFACTURER.
- ALL FRP STRUCTURAL FRAMING MEMBERS SHALL BE INSTALLED WITH CAUTION TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- 1/2" Ø FIBRE BOLTS ARE TO BE USED UNLESS OTHERWISE NOTED.
- ALL PANELS ARE TO BE STRONGWELL 'EXTREN' FRP 3/4" (CUSTOM PULTRUSION SIZE) PLATE (TYP).
- GLUE W/ ASI MP55 420 ADHESIVE UNLESS OTHERWISE NOTED. APPLY PER MANUFACTURERS RECOMMENDATIONS.
- SEE 'STRONGWELL' FRP SPECIFICATIONS (SECTION 06 71 00, REVISED 11.2016) SHEET PART 2 - PRODUCTS, 2.01 GENERAL, PARAGRAPH D, FOR FIRE SPREAD INFORMATION.  
[HTTP://WWW.STRONGWELL.COM/PRODUCTS/STRUCTURAL-SHAPES-AND-PLATE/](http://www.strongwell.com/products/structural-shapes-and-plate/)

**APPLICABLE CODES AND STANDARDS:**

- INTERNATIONAL BUILDING CODE 2018
- ASCE 7-16 "MINIMUM DESIGN LOADS BUILDING AND OTHER STRUCTURES"
- TIA-222-H "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS"
- TIA-5053 "MOUNTING SYSTEM CLASSIFICATION"

**REQUIRED SPECIAL INSPECTIONS:**

STEEL CONSTRUCTION (IBC TABLE 1704.3):

REQ'D	VERIFICATION & INSPECTION			REFERENCED STANDARD
		CONTINUOUS	PERIODIC	
	1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:	-	-	-
	A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-	APPLICABLE ASTM MATERIAL SPECIFICATIONS: AISC 360, SECTION A3.3.
	B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	-	-
	2. INSPECTION OF HIGH-STRENGTH BOLTING:	-	-	-
<b>X</b>	A. BEARING-TYPE CONNECTIONS.	-	-	AISC 360, SECTION M2.5
	B. SLIP-CRITICAL CONNECTIONS	-	-	-
	3. MATERIAL VERIFICATION OF STRUCTURAL STEEL	-	-	-
<b>X</b>	A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-	ASTM A6 OR ASTM A568
	B. MANUFACTURER'S CERTIFICATED MILL TEST REPORTS.	-	-	-
	4. INSPECTION OF WELDING:	-	-	-
	A. STRUCTURAL STEEL	-	-	-
	1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS.	-	-	-
	2. MULTI-PASS FILLET WELDS	-	-	AWS D1.1
	3. SINGLE-PASS FILLET WELDS > 5/16".	-	-	-
<b>X</b>	4. SINGLE-PASS FILLET WELDS < OR = 5/16".	-	-	-

**SPECIAL INSPECTION NOTES:**

- ALL SPECIAL INSPECTIONS MUST BE PERFORMED BY A QUALIFIED INSPECTOR.
- ALL INSPECTION REPORTS SHALL BE ORGANIZED INTO A CONCISE DOCUMENT AND DELIVERED TO THE ENGINEER OF RECORD FOR APPROVAL.

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")  
19801 SW 72ND AVE., STE. 200  
TUALATIN, OR 97062

Vendor:



P. MARSHALL & ASSOCIATES  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325

J5 PROJECT ID: P-077228

Issued For:

**AZL02187**

FLAGSTAFF ROOFTOP

123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

USID: 324052  
FA CODE: 14623976

DRAWN BY: RJD

CHECKED BY: EVR

THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

REV	DATE	DESCRIPTION
A	8/14/25	100% CD
B	10/10/25	EME ADDED
0	1/29/26	100% CD

REV	DATE	DESCRIPTION
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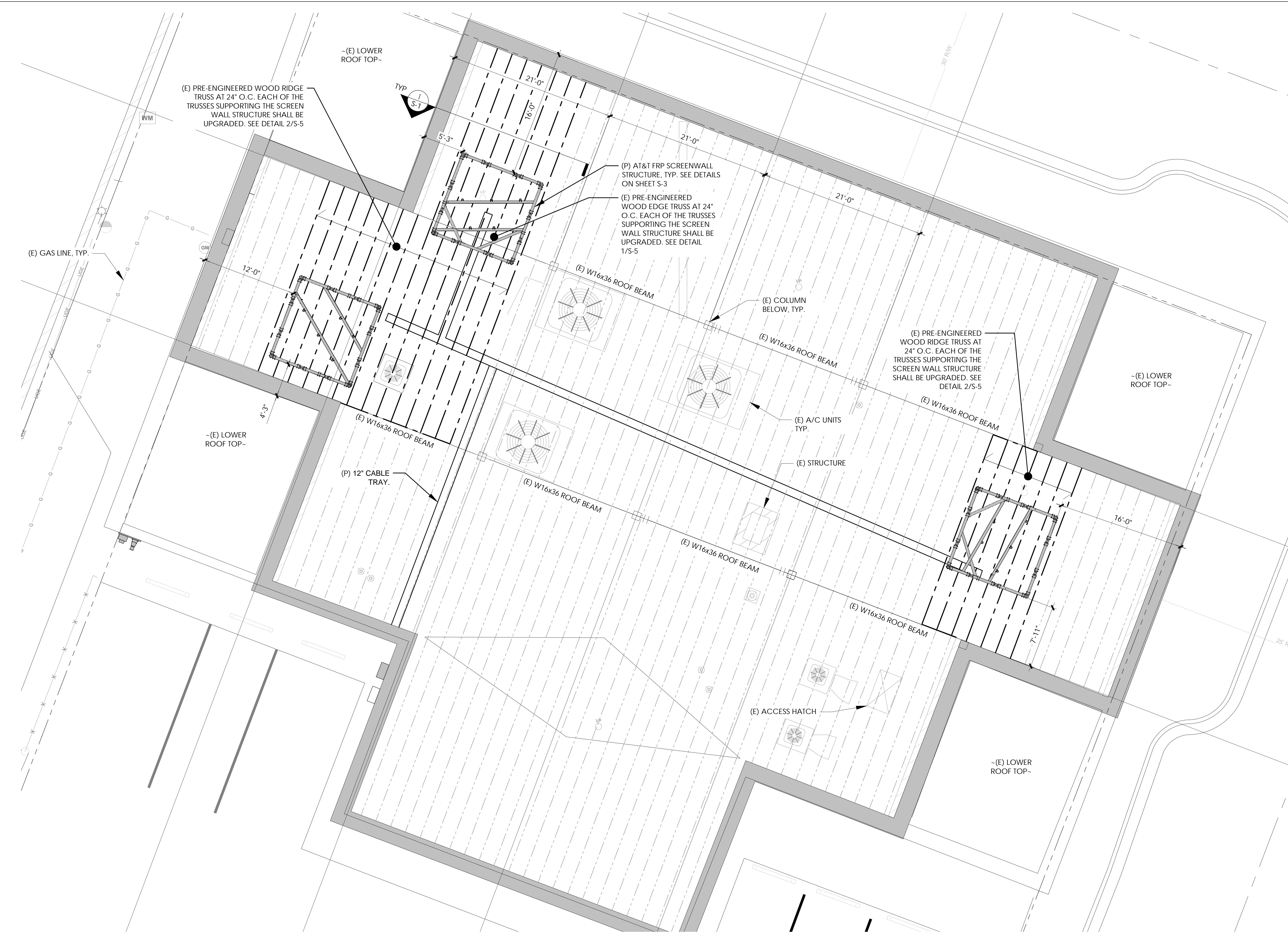
Licenser:

Sheet Title:

**STRUCTURAL NOTES**

Sheet Number:

**S-1**



PREPARED FOR

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")  
19801 SW 72ND AVE., STE. 200  
TUALATIN, OR 97062

Vendor:

P. MARSHALL & ASSOCIATES  
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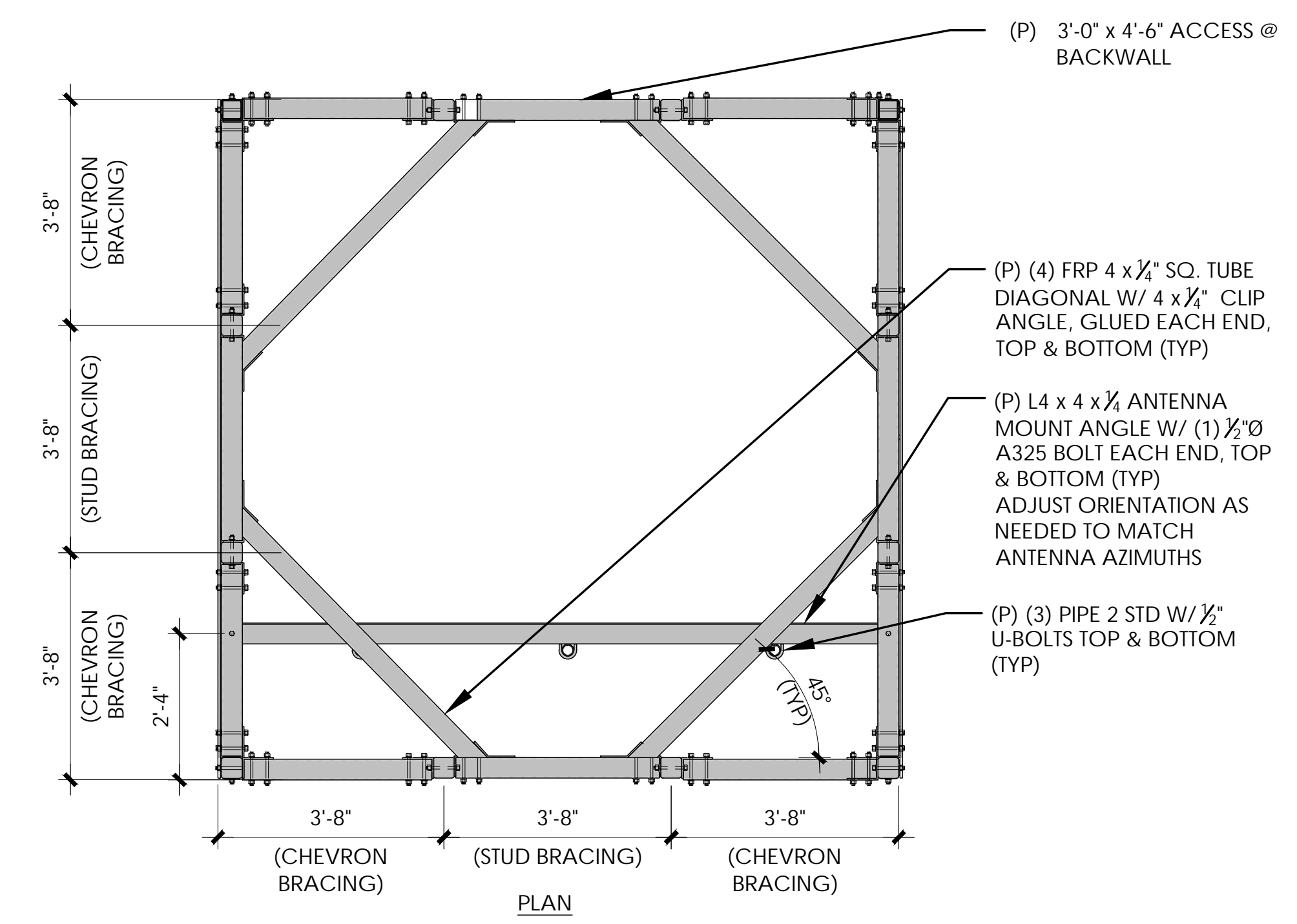
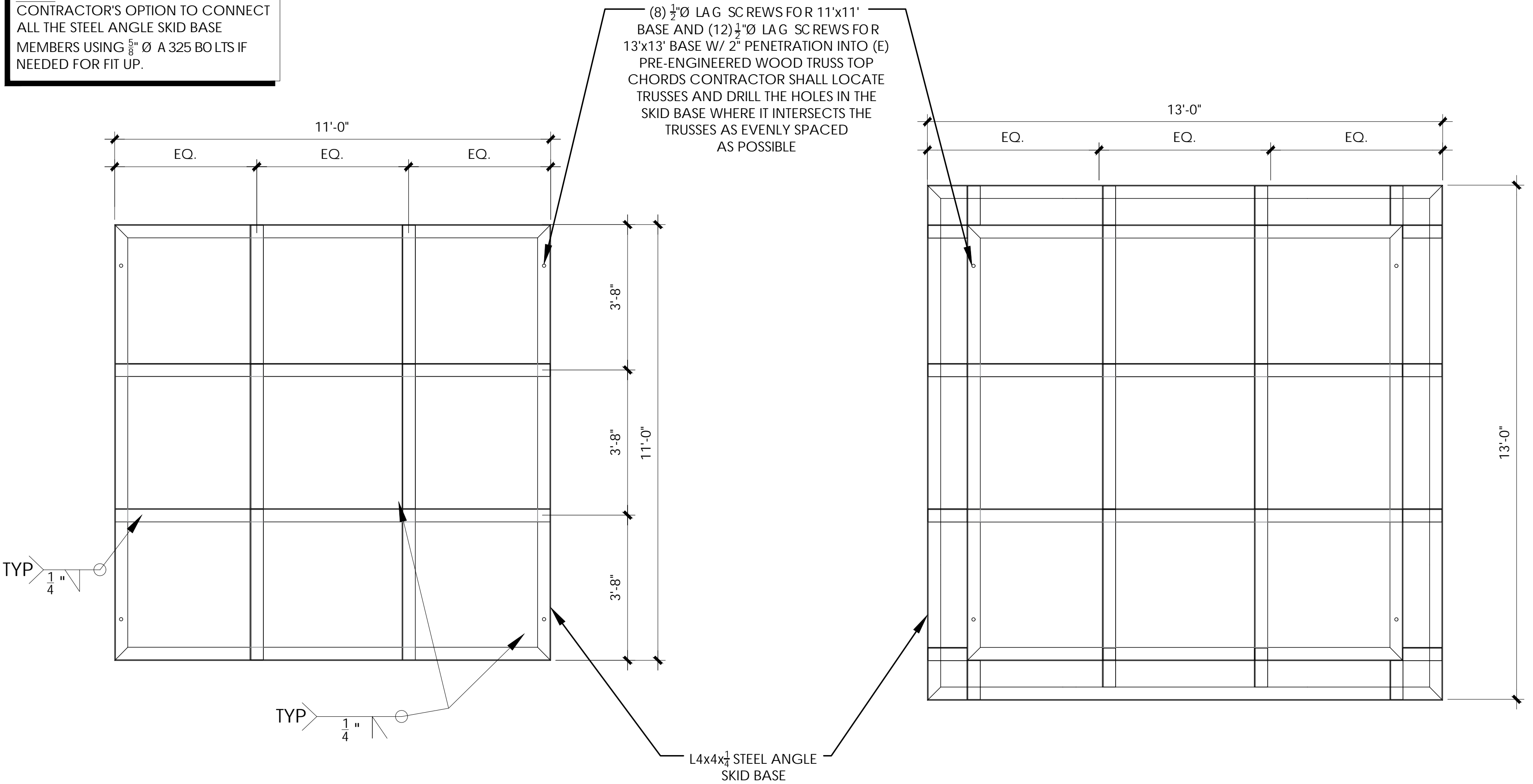
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Licensor:

Sheet Title:  
**(P) SCREENWALL PLAN**

Sheet Number:  
**S-2**

NOTE:  
CONTRACTOR'S OPTION TO CONNECT ALL THE STEEL ANGLE SKID BASE MEMBERS USING  $\frac{3}{8}$ "  $\phi$  A 325 BOLTS IF NEEDED FOR FIT UP.

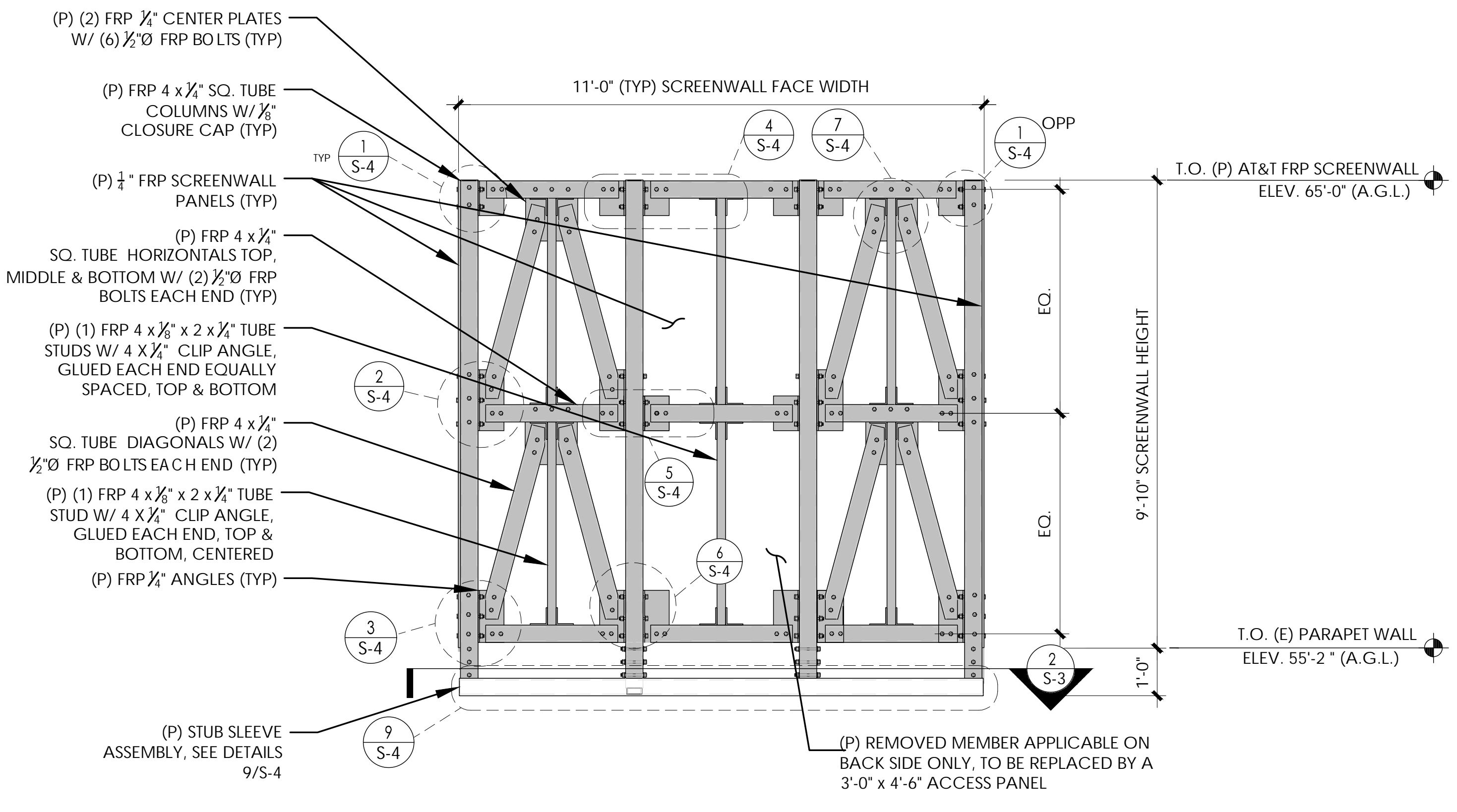
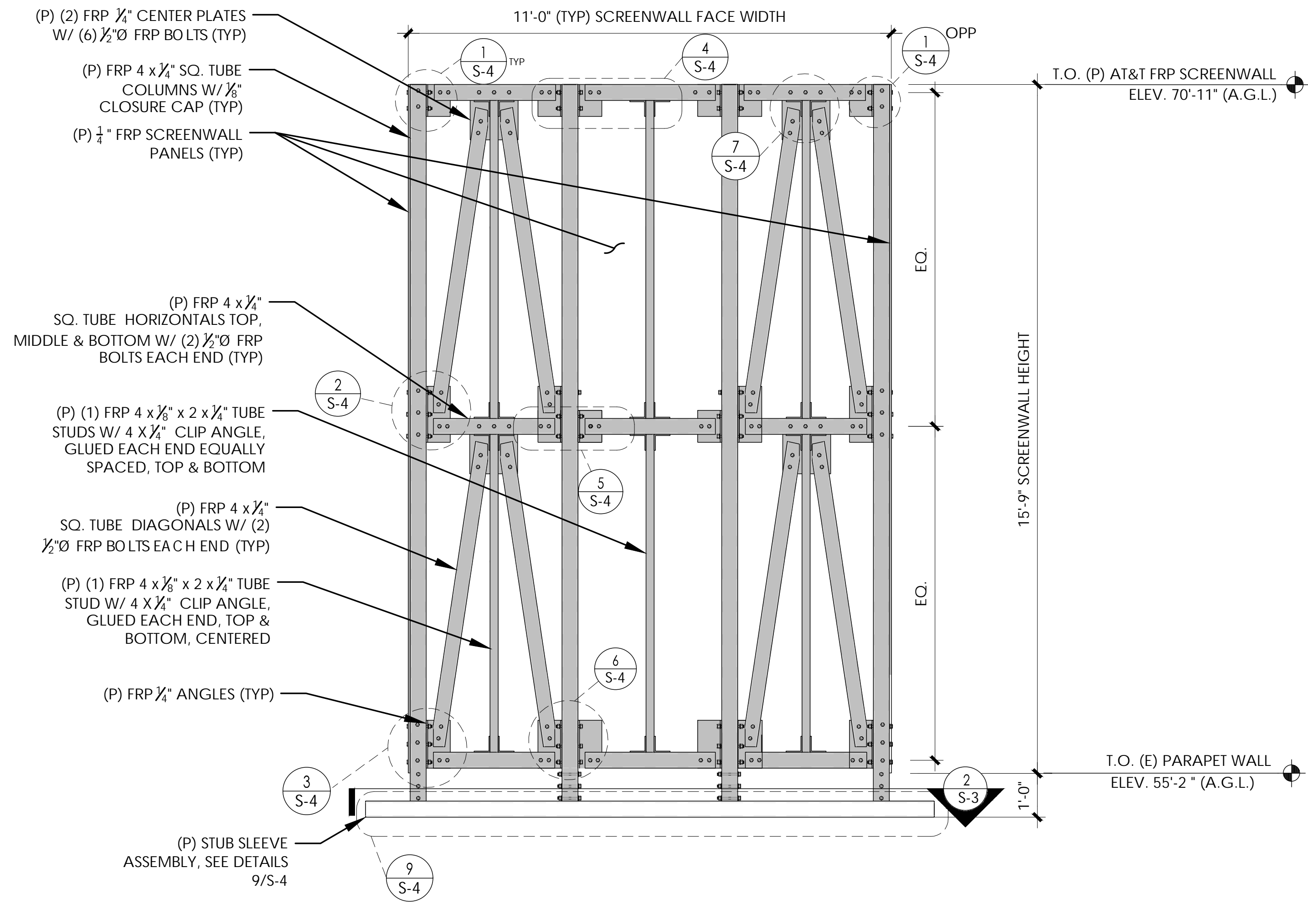


STEEL ANGLE SKID BASE PLANS

24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2'

2 FRP WALL PANEL PLAN

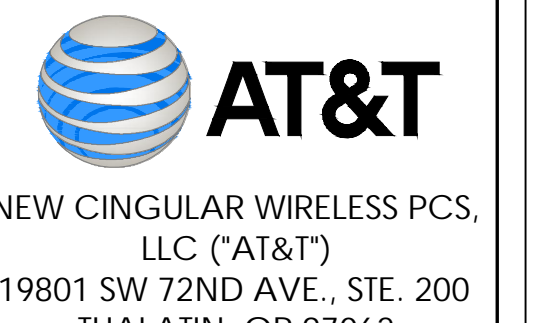
24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2'



9'-10" AND 15'-9" ELEVATION

24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2'

PREPARED FOR



Vendor:  
**PM&A**  
P. MARSHALL & ASSOCIATES  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE. 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325  
J5 PROJECT ID: P-077228

Issued For:  
**AZL02187**  
FLAGSTAFF ROOFTOP  
123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

DRAWN BY: RJD  
CHECKED BY: EVR

THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

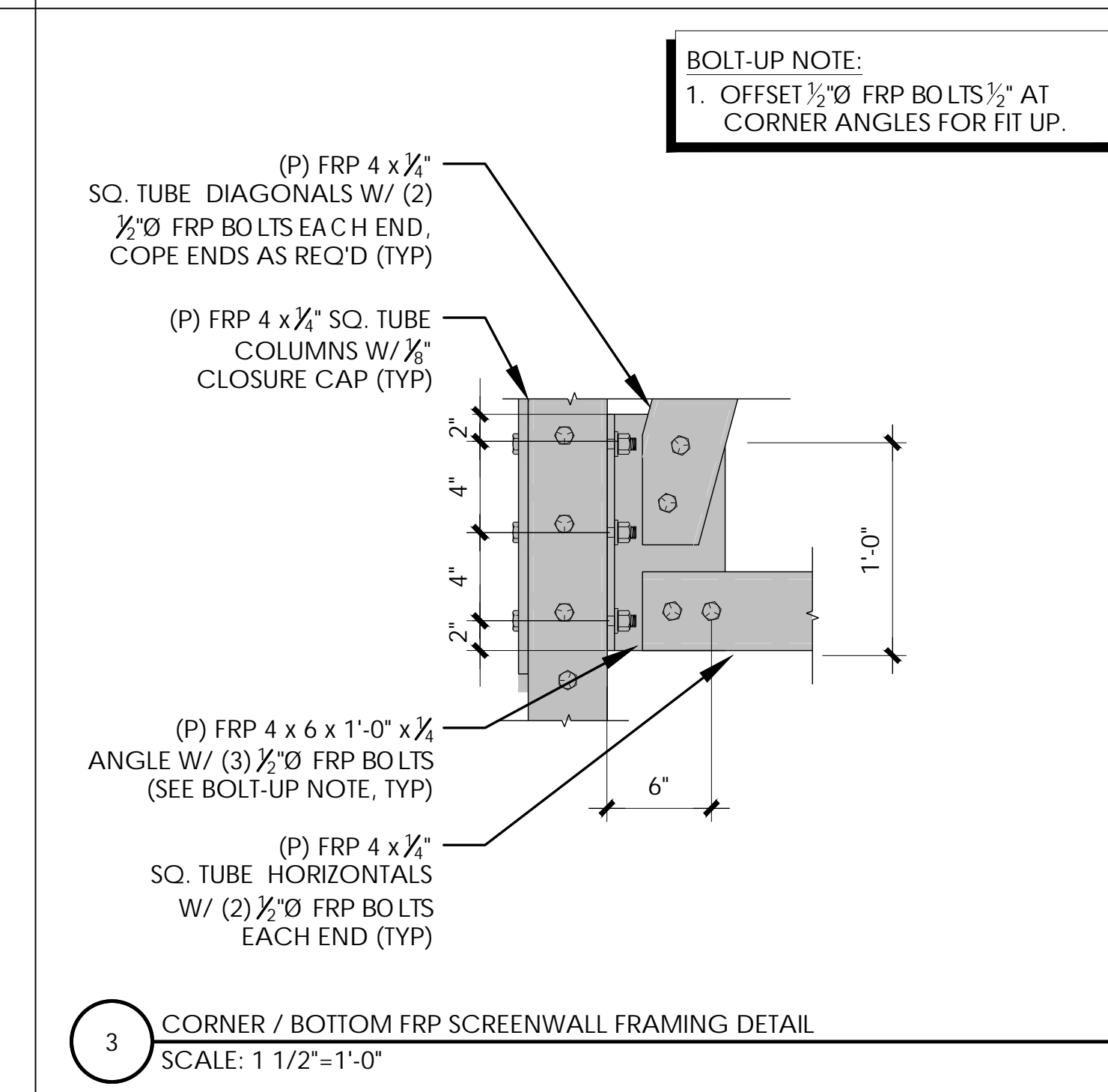
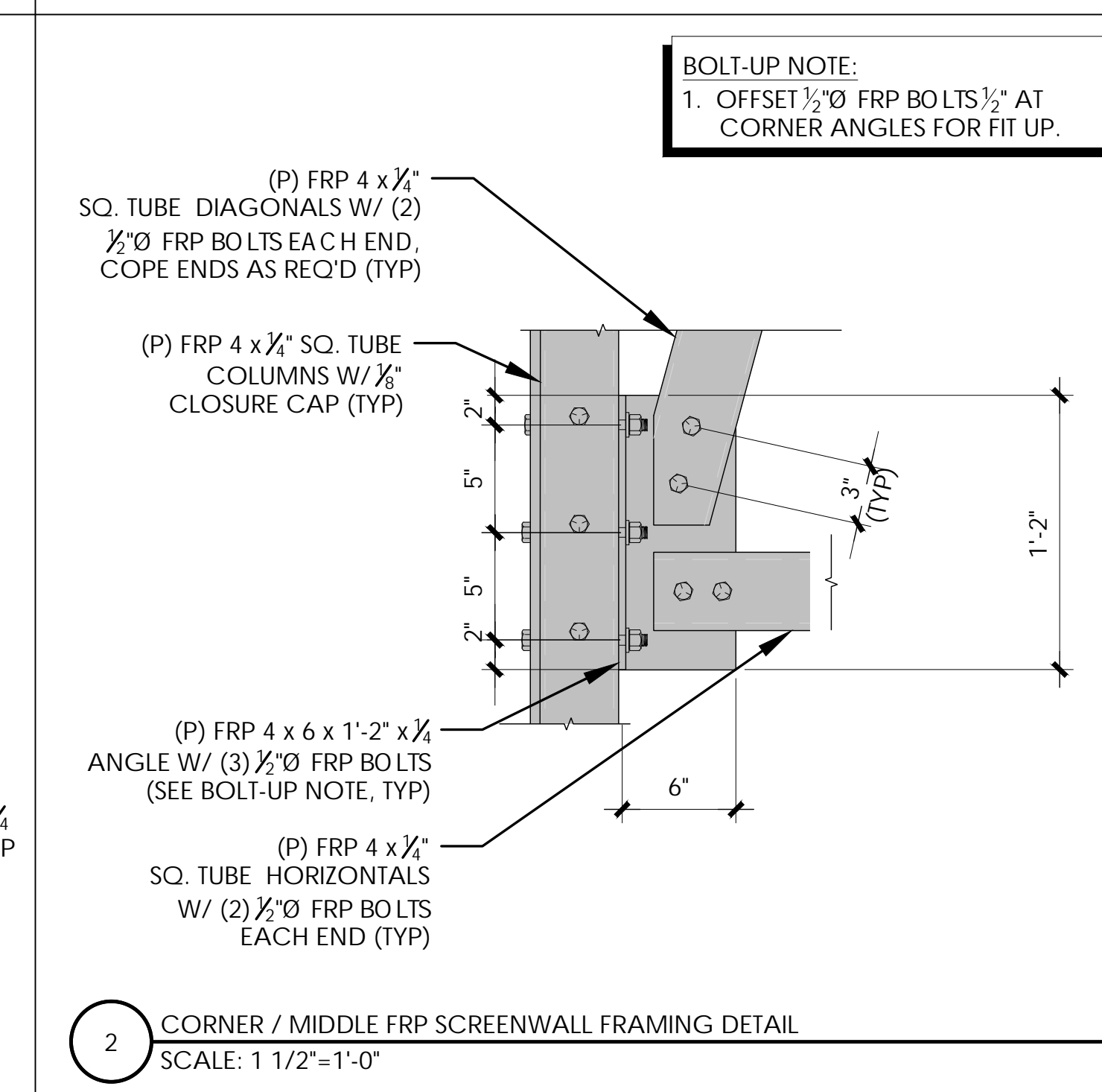
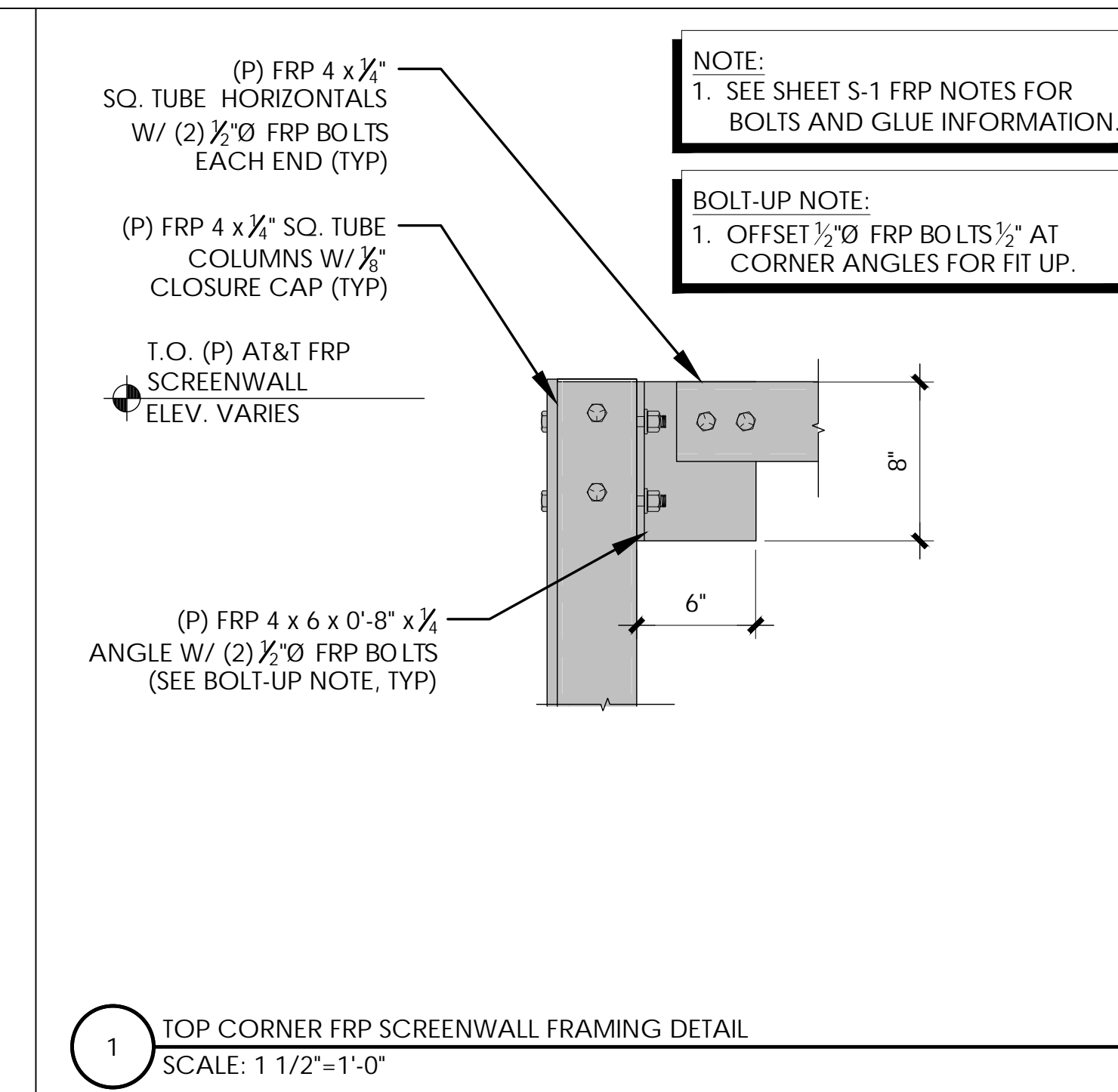
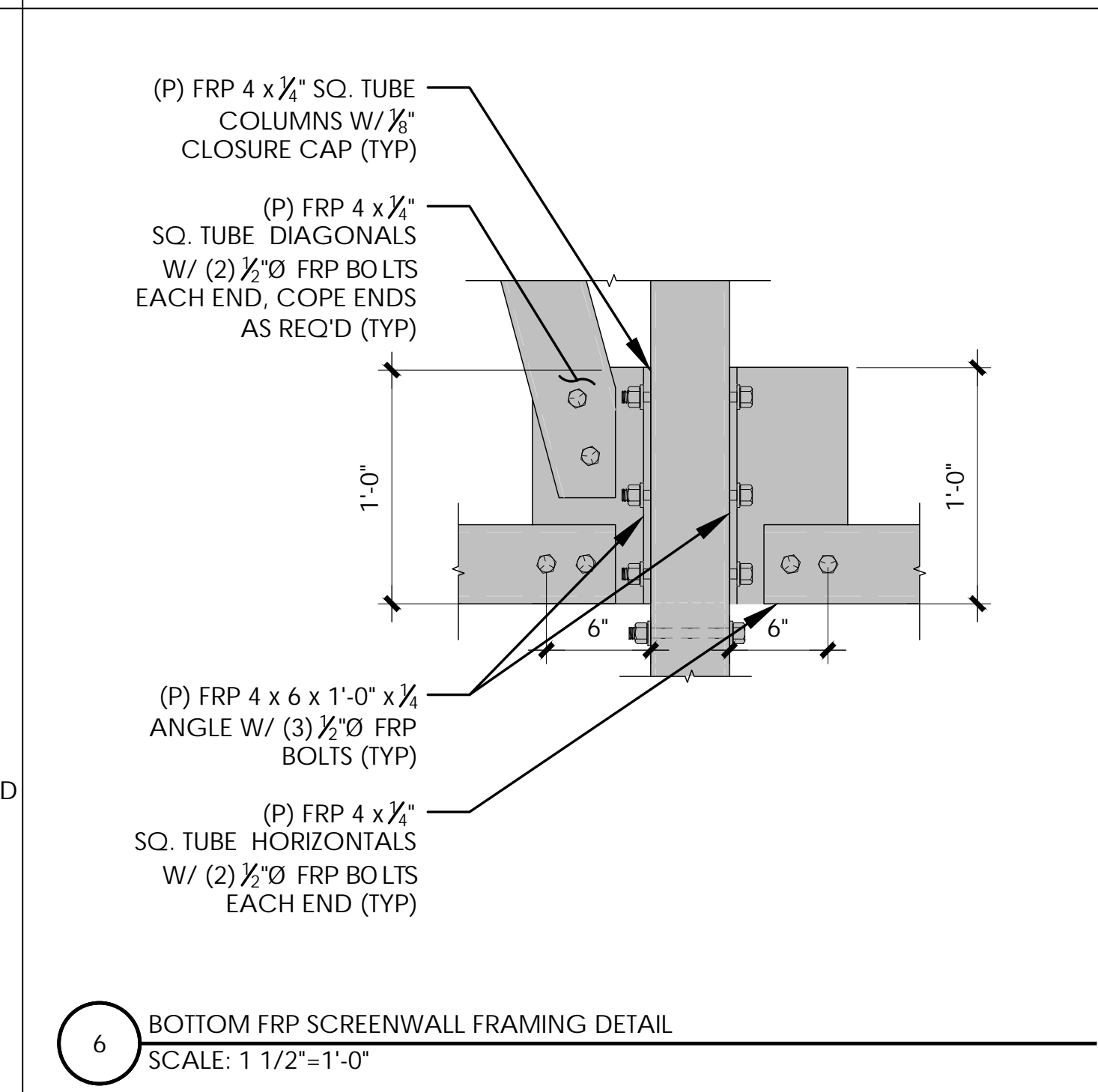
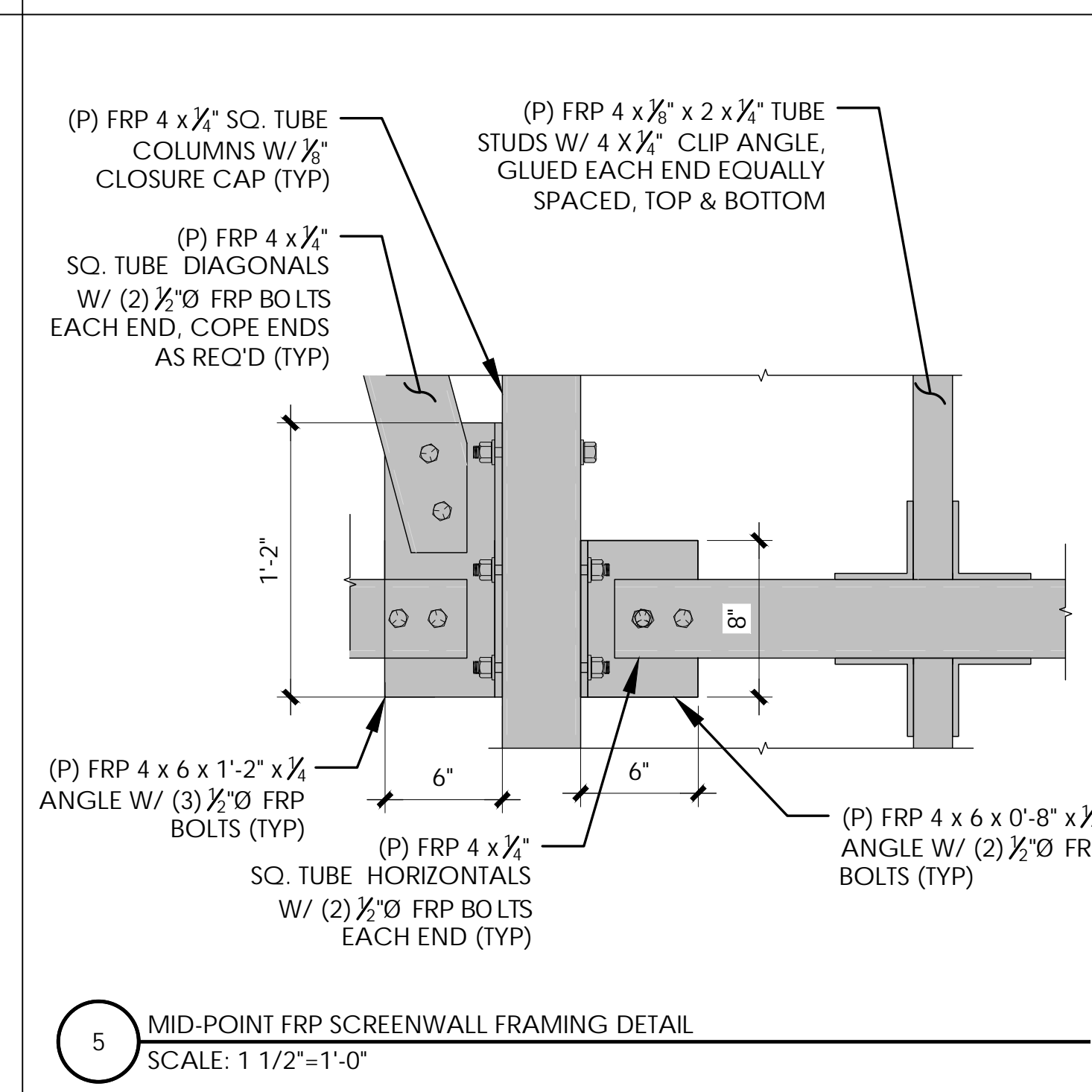
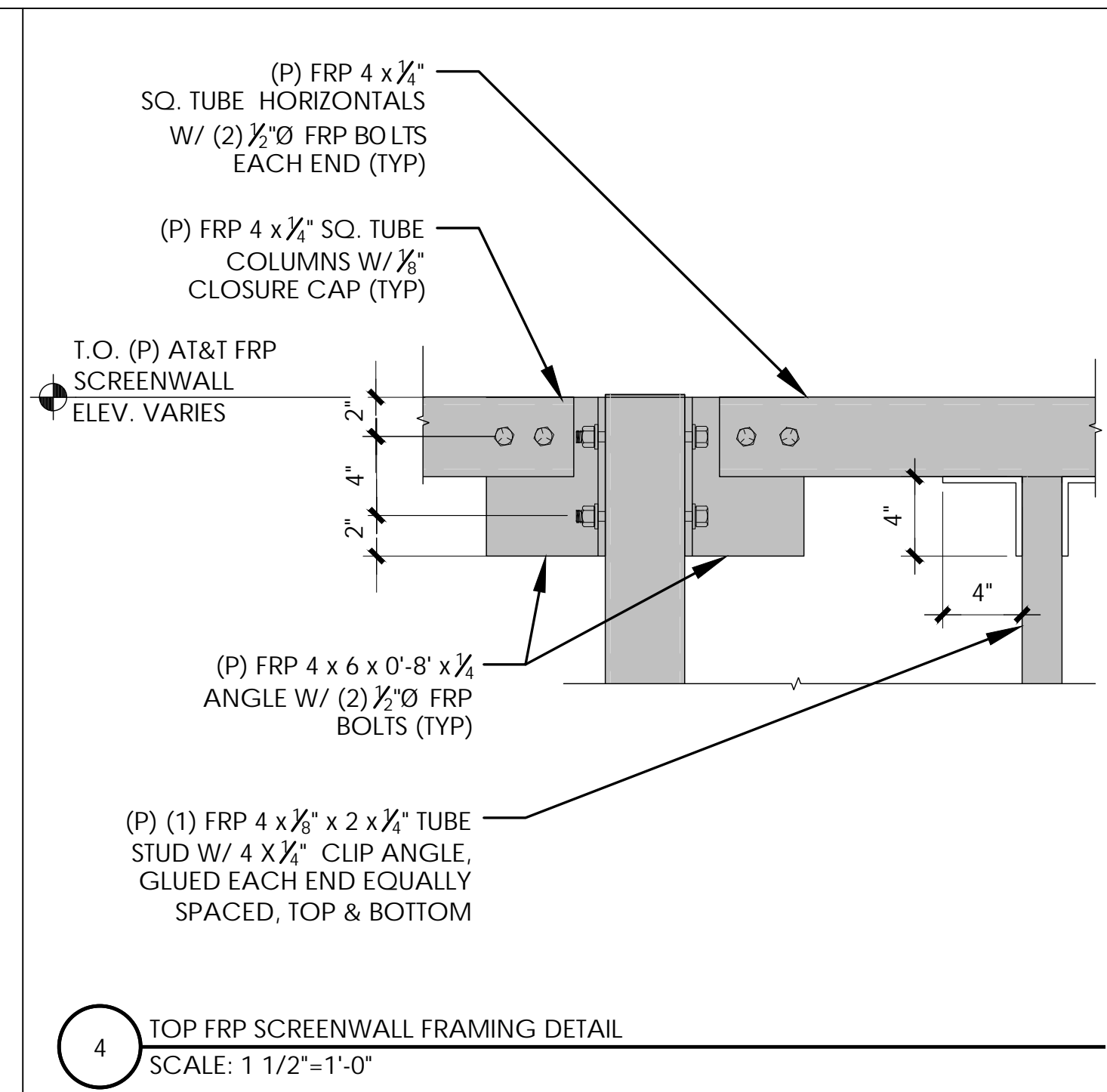
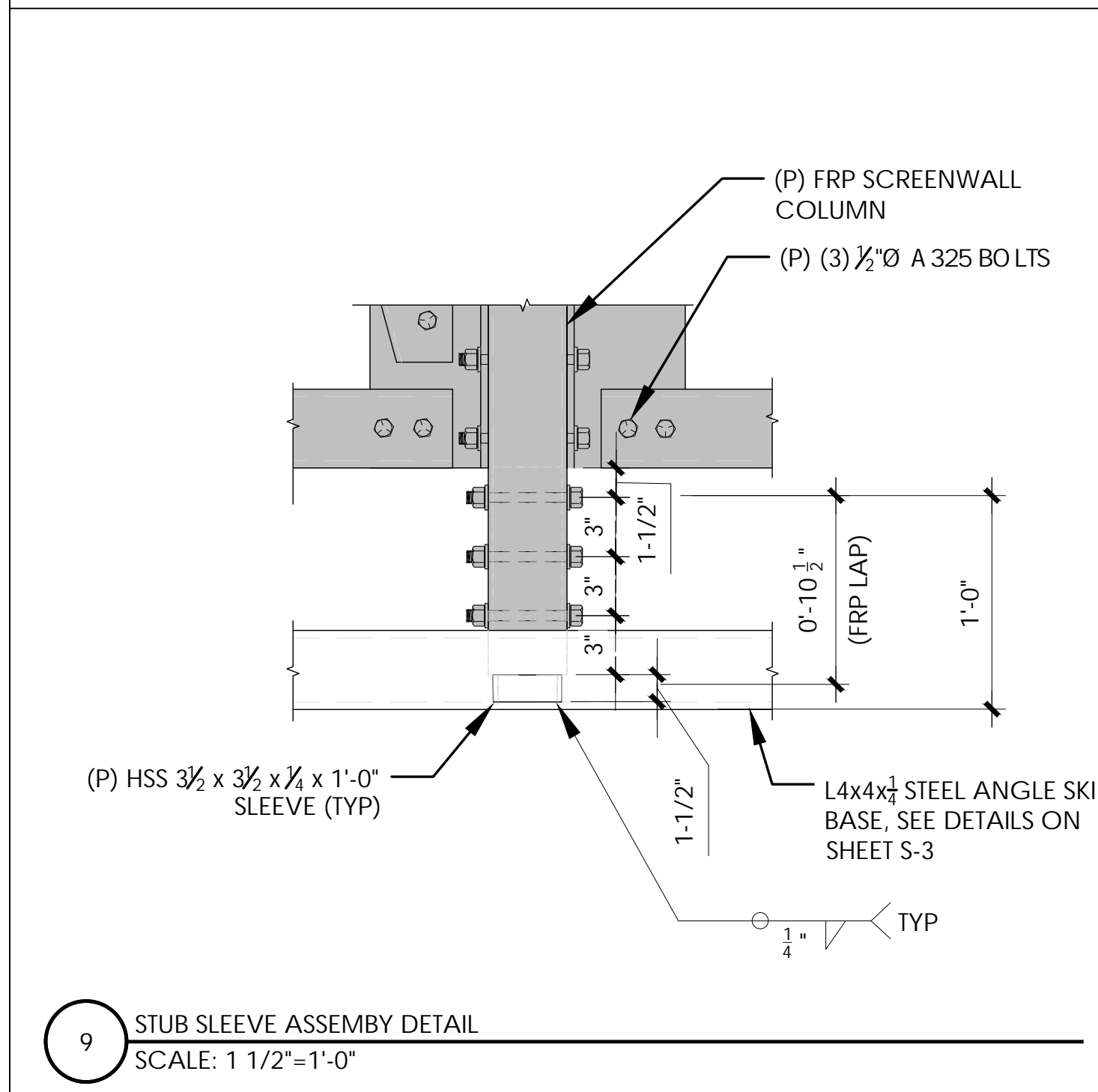
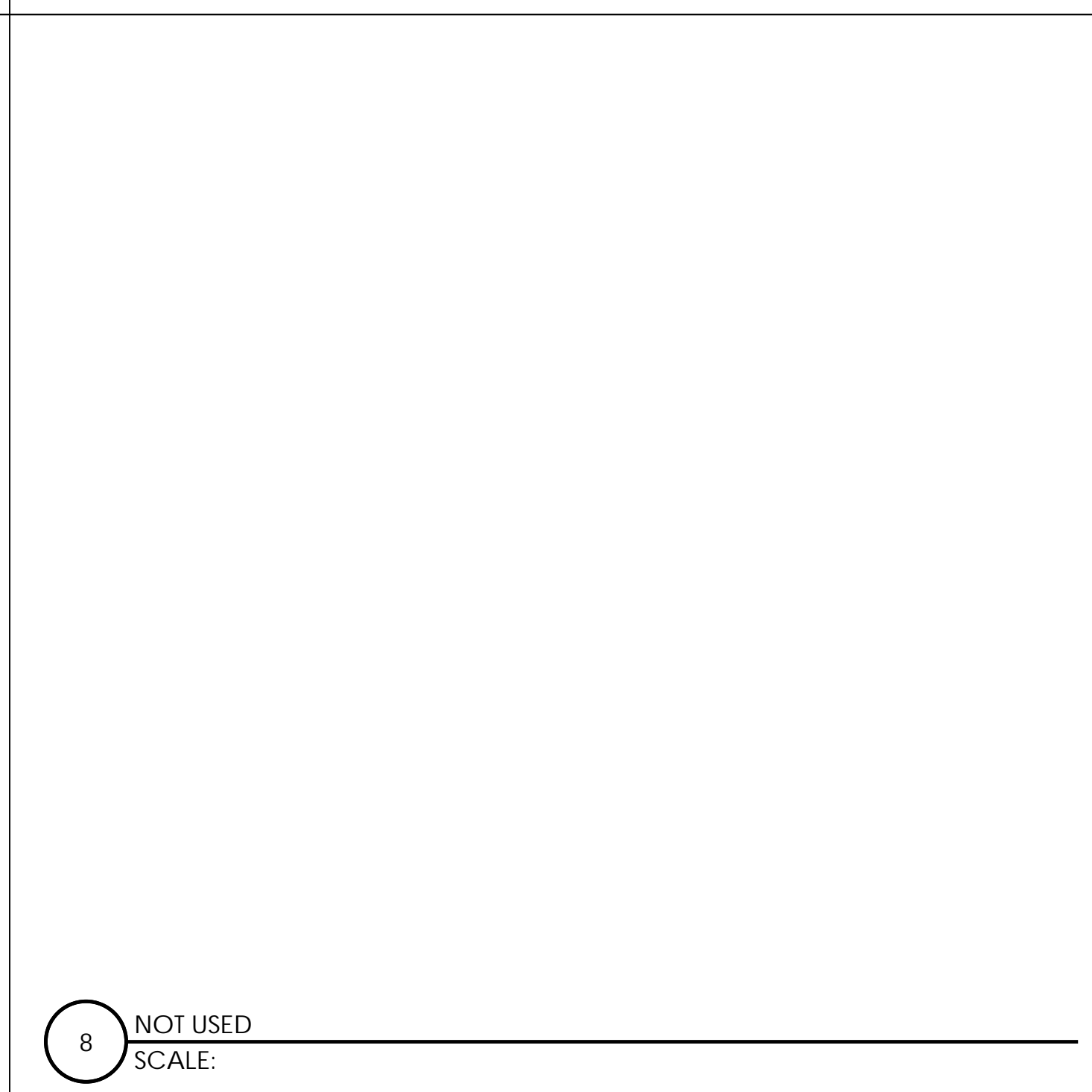
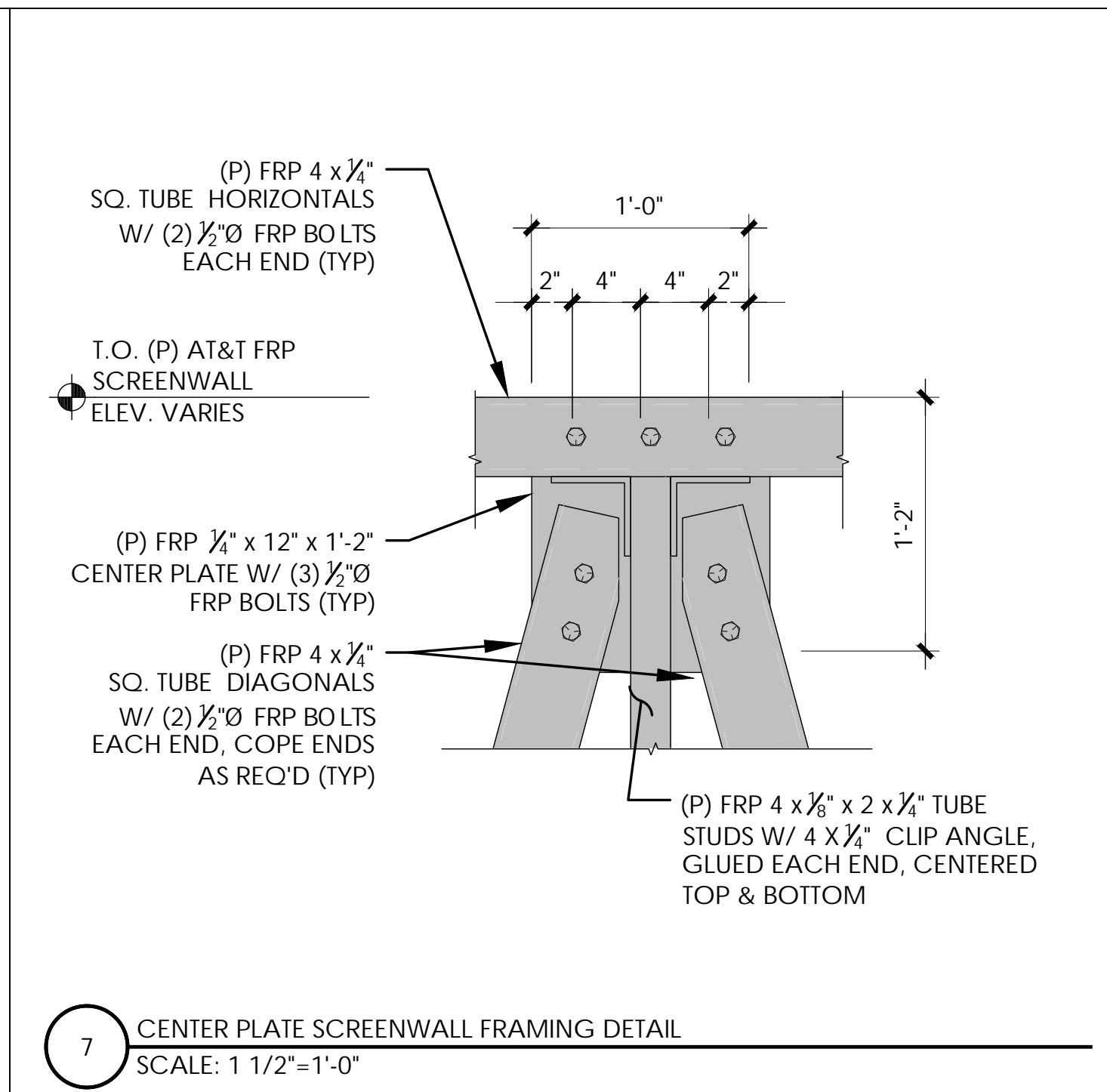
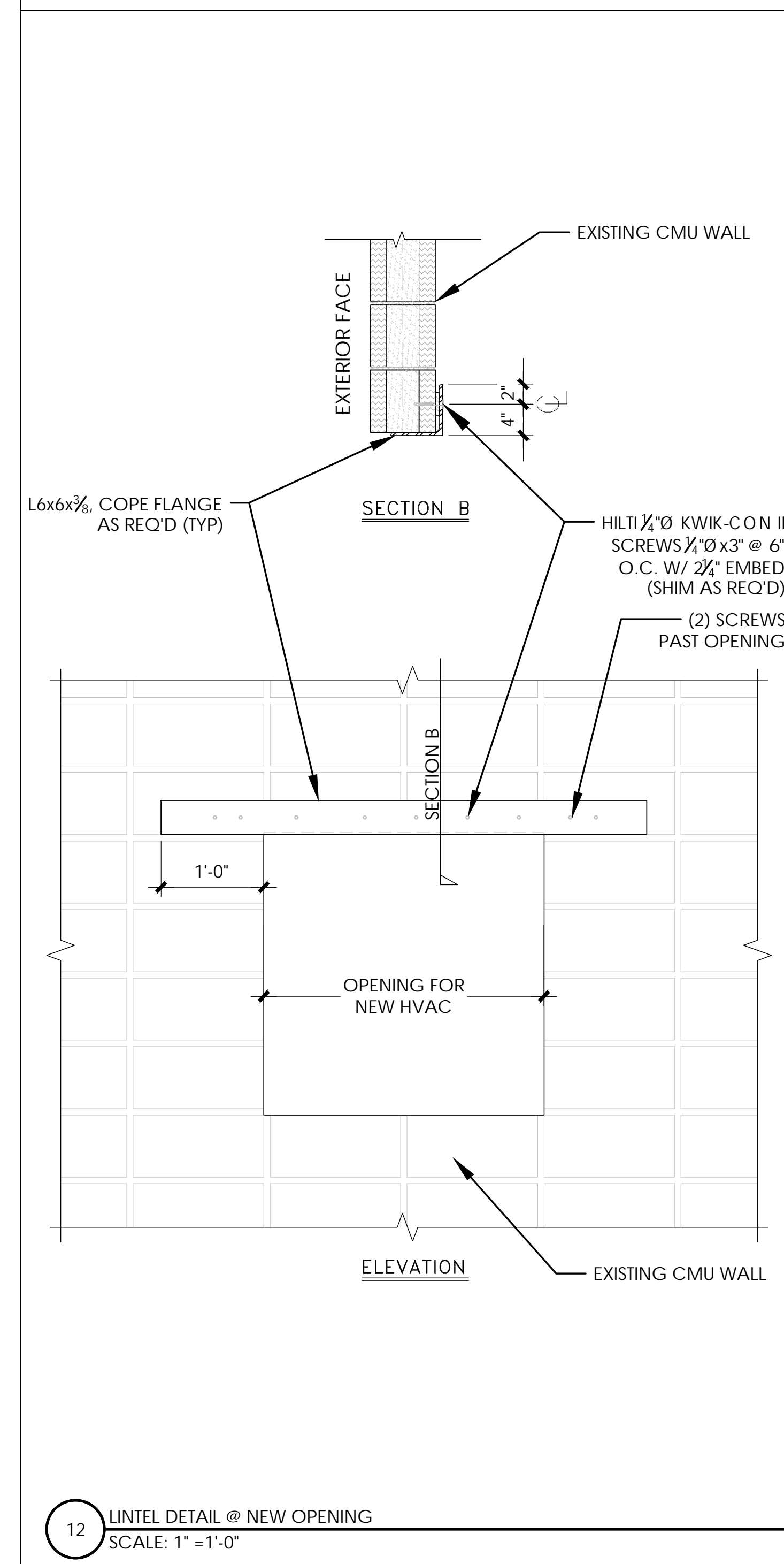
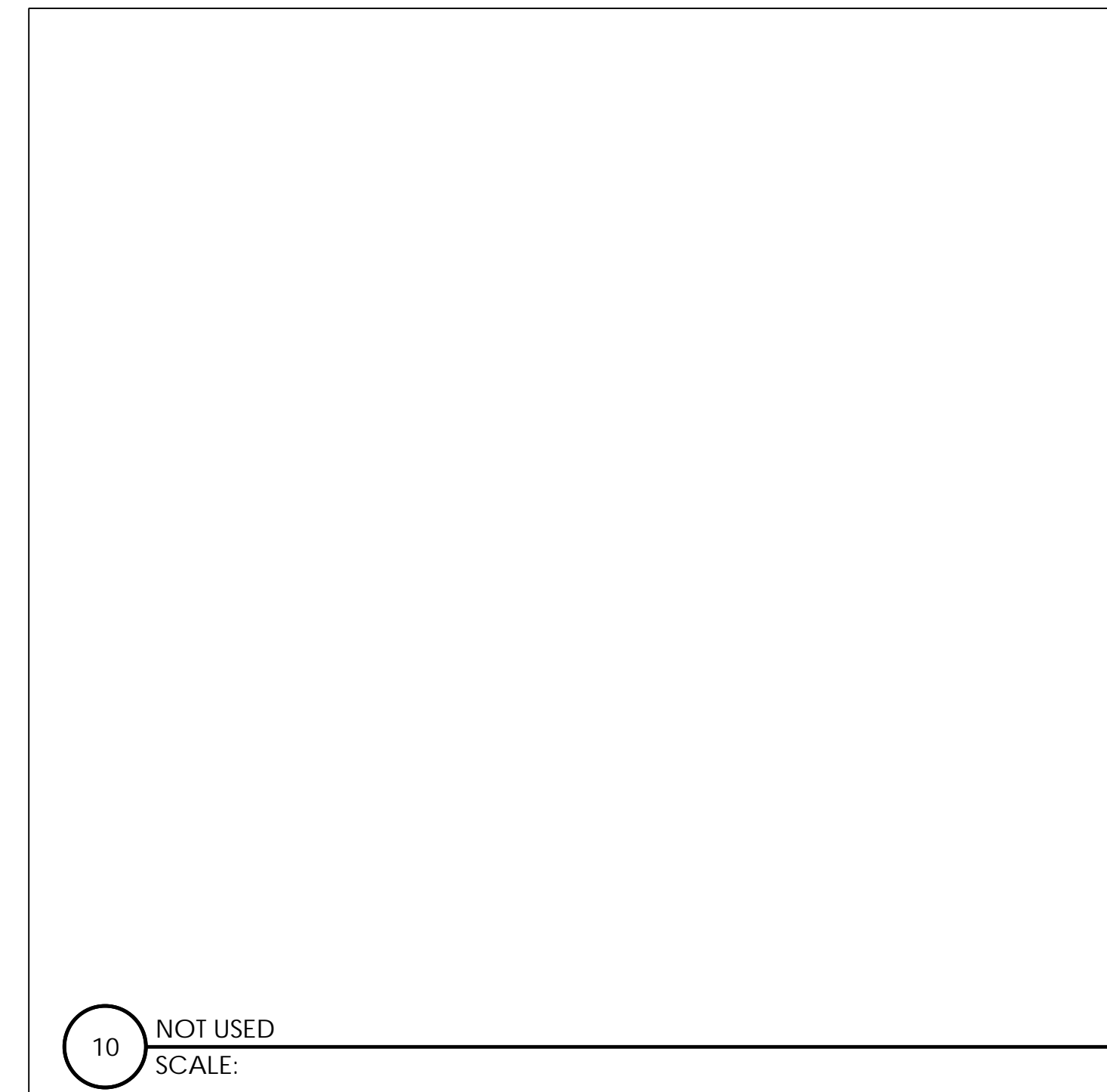
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0	1/29/26	100% CD

REV	DATE	DESCRIPTION
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Licensor:

Sheet Title:  
**(P) FRP SCREENWALL ELEVATIONS / PLANS**

Sheet Number:  
**S-3**



PREPARED FOR

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")  
19801 SW 72ND AVE., STE. 200  
TUALATIN, OR 97062

Vendor:

P. MARSHALL & ASSOCIATES  
A CENTERLINE COMMUNICATIONS COMPANY  
1000 HOLCOMB WOODS PKWY. STE. 210  
ROSWELL, GA 30076  
OFFICE: (678) 280-2325

J5 PROJECT ID: P-077228

Issued For:

**AZL02187**  
FLAGSTAFF ROOFTOP

123 N SAN FRANCISCO ST  
FLAGSTAFF, AZ 86001  
PARCEL ID: 10119013

DRAWN BY: RJD  
CHECKED BY: EVR

THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

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0	1/29/26	100% CD

REV DATE DESCRIPTION

Licensors:

Sheet Title:

**DETAILS**

Sheet Number:

**S-4**





**Heritage Preservation Commission**

8. A. 3.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** 109 N. Leroux St. Ste. A Certificate of No Effect

---

**PROPERTY INFO:**

**Permit Number(s):** PZ-26-00037, CC-26-00276

**Address:** 109 N. Leroux St. Ste. A

**Type of Approval:** Certificate of No Effect

**Approval Date:** February 27, 2026

**FINDINGS:**

The Certificate of No Effect application 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. It is located outside of the Railroad Addition Historic District and has not been evaluated for National or Flagstaff Register of Historic Places eligibility. 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

Sign Plans

---



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684

**HPC-C**

Date Received		<b>Application to Heritage Preservation for a Certificate within an Overlay</b>		File Number
Property Owner(s) Aspen Grove LLC	Title	Phone 360-666-5236	Email	
Mailing Address 15 E Cherry Ave Flagstaff AZ 86001			City, State, Zip	
Applicant Too Cool Sportswear	Title	Phone	Email	
Mailing Address 109 N Leroux St Flagstaff AZ 86001			City, State, Zip	
Property Interest of Applicant(s) (Owner, contractual interest, or agent) Northern Arizona Signs				
Site Address 1214 W Kaibab Ln		City, State, Zip Flagstaff AZ 86001		
Project Name Too Cool Sportswear				
Parcel Number(s) 100-19-001B		Zoning District(s), including Overlays CB / Historic District		
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Listed individually on the National or Arizona Register of Historic Places? (Name: _____)		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Located in a National Register Historic District? (Name: _____)		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is a structure on the property considered contributing to the District?		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located in a Historic or Landmark Overlay? (Name: <u>Historic Downtown Overlay</u> )		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the structure over 50 years old at the time of application?		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does this application include review of a sign in an overlay or the Central Sign District?		
Type of HPC Application Requested:	<input checked="" type="checkbox"/>	Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)		
	<input type="checkbox"/>	Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission)		
	<input type="checkbox"/>	Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)		
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>				
Property Owner Signature: Joseph Grgetich	Date: 2/24/2026	Applicant Signature: <i>Sharah</i>	Date: 2/23/26	
<b>For City Use</b>				
Date Filed: _____		HPC Hearing Date: _____		
Fee Receipt #: _____		Amount: _____	Date: _____	
Action by HPC:	<input type="checkbox"/> Consent Approval by HPO	<input type="checkbox"/> Denied		
	<input type="checkbox"/> Approved	<input type="checkbox"/> Continued		
	<input type="checkbox"/> Approved with Conditions			
Staff Initial: _____		Date: _____		

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, 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.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. A list of related permits and development applications that have been or will need to be submitted.
6. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
7. Statement of approval from a subdivision or property owners association, if applicable.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Certificate of Appropriateness, a Certificate of Economic Hardship, Community Development must receive your application by the submittal deadline posted to the [Heritage Preservation program website](#).

For your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct 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 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.

If this application includes the review of a sign within the Downtown Overlay, Central Sign District or the Townsite Overlay, a permanent sign application must be submitted prior to the submission of the HPC-C application and the comments provided in that review should be attached to this application.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Mark Reavis, Phone: (928) 213-2633; Email: [Mark.Reavis@flagstaffaz.gov](mailto:Mark.Reavis@flagstaffaz.gov)



**Project Description**

Install on new business sign on an existing bracket.

The sign will have dimensional text & logo on sign to comply with sign code in central district.

The sign will be projecting and installed on the existing building mounted bracket

The sign will be made of 1" thick routed aluminum pan with led illumination panel, clear acrylic push-thru letters, and will comply with the Dark Sky ordinance.

**Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code**

Dimensional text & logo on sign to comply with sign code in central district. The hanging of new business sign will also comply with the downtown sign code, and the Downtown Overlay / Downtown zoning.



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave

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Flagstaff, AZ 86001

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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 significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. 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 of Flagstaff, the State of Arizona, or the United States of America.
- b. 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, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date: 1938

Describe Previous Major Alterations (Include dates and changes of use):

In 2024 owner completed minor permitted remodel

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

only known significance was that the location was home to Sears store

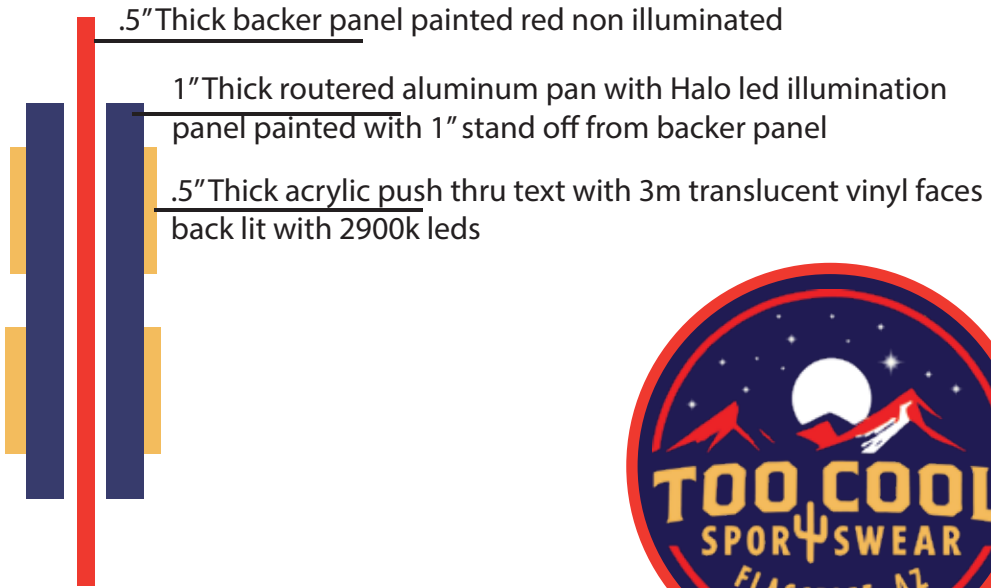
Source(s) of Information Used:

Source was previous permit that owner submitted

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

109 N Leroux Complies with Downtown Overlay and all other downtown zoning. Hanging of new business sign will also comply with downtown sign code.

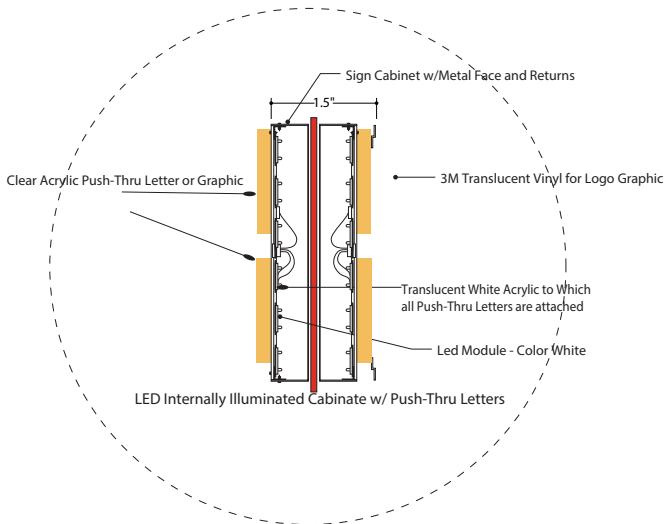
# SIDE VIEW



4ft from building to edge of sign



## Pan Sign Details



.5" Thick backer panel painted red

1" Thick routed aluminum pan with led illumination panel painted with 1" stand off from backer panel

Illuminated push thru acrylic text and stars and moon

1" Thick routed aluminum pan with led illumination panel painted with 1" stand off from backer panel



Sheet: **1**/**1**

REP: H.Nickerson  
 Drawn By: J.Smith  
 Date: 08/31/16  
 REV: 08/29/16

Job #: 2D-000000

Spec #: NZ-----

CLIENT INFORMATION  
 Project Information

© 2006 - F & N Enterprises dba Northern Arizona Signs. Fabrication information shown here is the exclusive property of F & N Enterprises dba Northern Arizona Signs and may not be used for fabrication by anyone without authorization from an officer of F & N.

1214 West Kaibab Lane  
 Flagstaff, Arizona 86004  
 www.NOAZ.com  
 (928) 779-2008  
 email@noaz.com



**Heritage Preservation Commission**

8. A. 4.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer  
**DATE:** 04/15/2026  
**SUBJECT:** 814 W. Coconino Ave. Letter Report Cultural Resource Study

---

**PROPERTY INFO:**

**Permit Number(s):** 100-31-013  
**Address:** 814 W. Coconino Ave.  
**Type of Approval:** Letter Report Cultural Resource Study  
**Approval Date:** March 17, 2026

**FINDINGS:**

Report reviewed and approved by the Historic Preservation Officer. The accessory dwelling unit located at 814 W. Coconino Ave. was determined not to be eligible for listing in the National, State, or Flagstaff Registers of Historic Places due to a lack of significance and integrity.

**INFORMATION:**

LA Neal Consulting, LLC conducted a Letter Report Cultural Resource Study of the accessory dwelling unit located at 814 W. Coconino Ave. ahead of the proposed demolition of the building. The main residence and accessory dwelling unit at 814 W. Coconino Ave. have not been previously studied and are not located within a historic district or historic overlay zone. The main residence was not evaluated as a part of this study and is outside the scope of the proposed project.

---

**Attachments**

Cultural Resource Study Application  
Letter Report CRS

---



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684

**HPC-CRS**

<b>Date Received</b> 02/26/26	<b>Application to Heritage Preservation for a Cultural Resource Study</b>	<b>File Number</b> PE-26-00040
----------------------------------	---	-----------------------------------

<b>Property Owner(s)</b> Taylor Miller	<b>Title</b> Owner	<b>Phone</b> 602/516-2490	<b>Email</b> taylormillerphoto@gmail.com
---	-----------------------	------------------------------	---

<b>Mailing Address</b> 814 W Coconino Avenue	<b>City, State, Zip</b> Flagstaff, AZ 86001
---	--

<b>Applicant</b> Lynn A Neal	<b>Title</b> Consultant	<b>Phone</b> 928 / 606-2258	<b>Email</b> lynnaneal@outlook.com
---------------------------------	----------------------------	--------------------------------	---------------------------------------

<b>Mailing Address</b> 519 N Charles Road	<b>City, State, Zip</b> Flagstaff, AZ 86001
--	--

**Property Interest of Applicant(s)** (Owner, contractual interest, or agent)  
Agent-Cultural Resources Consultant, Preparer of CRS Letter Report

<b>Site Address</b> 814 W Coconino Avenue	<b>City, State, Zip</b> Flagstaff, AZ 86001
--	--

**Project Name**  
814 Back Demo

<b>Parcel Number(s)</b> 100-31-013	<b>Zoning District(s), including Overlays</b>
---------------------------------------	---

**Property Information:**

Yes  No Listed individually on the National or Arizona Register of Historic Places?  
(Name: \_\_\_\_\_)

Yes  No Located in an existing Historic District? (Name: \_\_\_\_\_)

Yes  No Has the structure every been inventoried or evaluated for the National Register?

Yes  No Is the structure over 50 years old at the time of application?

Yes  No Was all or a portion of the structure built before World War II as housing?

Is the subject property:  Developed  Vacant Land?

**Type of HPC Application Requested:** Cultural Resource Study Review - Please check all that apply:

Letter Report (May be reviewed by the Heritage Preservation Officer or the Commission)

Phase I (Must be reviewed by the Heritage Preservation Commission)

Phase II (Must be reviewed by the Heritage Preservation Commission)

Phase III (Must be reviewed by the Heritage Preservation Commission) May require redaction

**Note: Applications which are incomplete or not accompanied by the required information will not be accepted.**

<b>Property Owner Signature:</b> /s/ Taylor Miller	<b>Date:</b> 2/25/26	<b>Applicant Signature:</b> 	<b>Date:</b> 2/25/26
---	-------------------------	---------------------------------	-------------------------

**For City Use**

<b>Date Filed:</b> _____	<b>HPC Hearing Date:</b> _____
<b>Fee Receipt #:</b> _____	<b>Amount:</b> _____ <b>Date:</b> _____
<b>Action by HPC:</b> <input type="checkbox"/> Consent Approval by HPO <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied <input type="checkbox"/> Continued
<b>Staff Initial:</b> _____	<b>Date:</b> _____

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. A Cultural resource study, prepared by professionals qualified in accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (36 CFR 61 Appendix A) as currently amended and annotated by the National Park Service.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
5. List of content which may be confidential under federal law.
6. Any other information which the applicant feels would be helpful and/or pertinent to the request.
7. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for review of a Phase I, Phase II, or Phase III Cultural Resource Study, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Please also note that per the Flagstaff Zoning Code, the Heritage Preservation Officer may refer any application, including Letter Reports to the Commission for any reason. If the Heritage Preservation Officer refers the application, you will not need to resubmit, but additional materials may be requested.

If the Cultural Resource Study being submitted contains information that may be confidential under the National Historic Preservation Act or the Native American Grave Protection and Repatriation Act, please notify the HPO in advance of submitting your application for instructions on redaction(s).

Approval of a Cultural Resource Study does not indicate a final approval of a demolition permit, site plans, building plans, permanent sign permits and other applications that will be required prior to demolition, modification or construction.

If mitigation is approved as part of the study approval, final design of mitigation must meet all the requirements of the Flagstaff Zoning Code or Building Code, unless otherwise stated in Flagstaff City Code, Section 10-30.30 or in the requirements of the overlay zone. The Heritage Preservation Officer or Commission may elect to hold an application until a review by the InterDivision staff is completed and substantive comments have been provided to the applicant, if the mitigation proposed would require additional approvals by planning, building, or other city staff.

We encourage you to reach out early in designing your projects so that the HPO may assist you.

HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: [lclementino@flagstaffaz.gov](mailto:lclementino@flagstaffaz.gov)

**Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)**

The property's historic additional dwelling unit at the rear of the lot is slated for demolition by the property owner, and as such a cultural resource study was required. Please see the attached Cultural Resource Study Letter Report for details regarding the building and property.

---

Insert additional pages if necessary



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

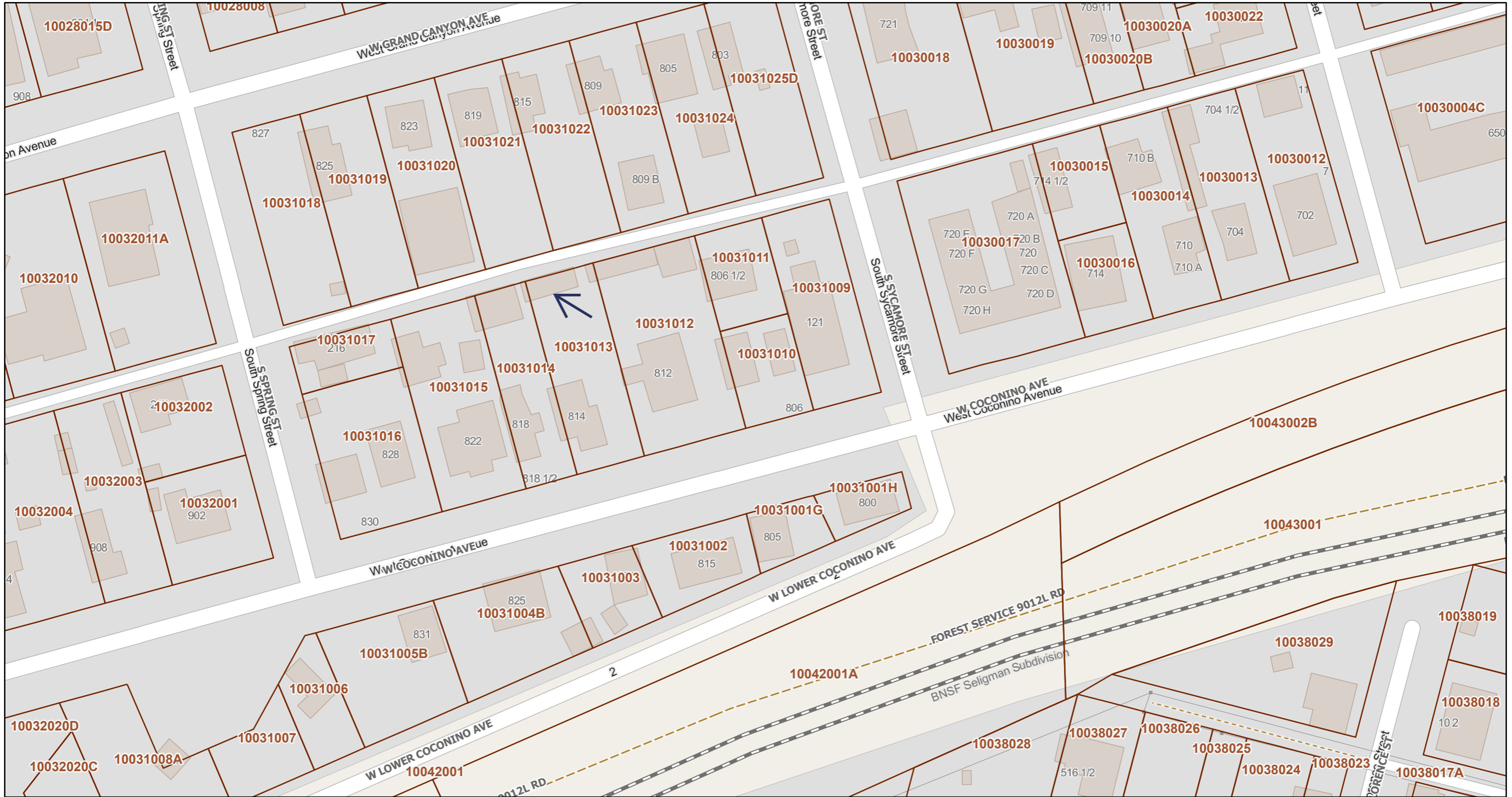
cc: Taylor Miller, property owner, 814 W Coconino Ave, Flagstaff, AZ 86001, taylormillerphoto@gmail.com

## Attachments

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

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

# 814 W Coconino Ave

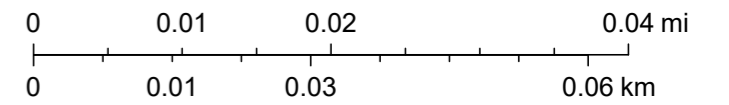


Coconino County Parcels



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

1:1,000




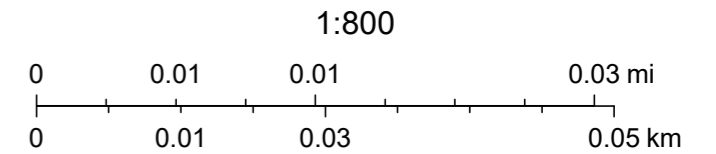
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri


# 814 W Coconino Ave



Figure 2. Aerial map overview showing subject property and building.

 Coconino County Parcels



 Source: Esri, USDA FSA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# 814 W Coconino Ave

Figure 3. 8/2023 Aerial View



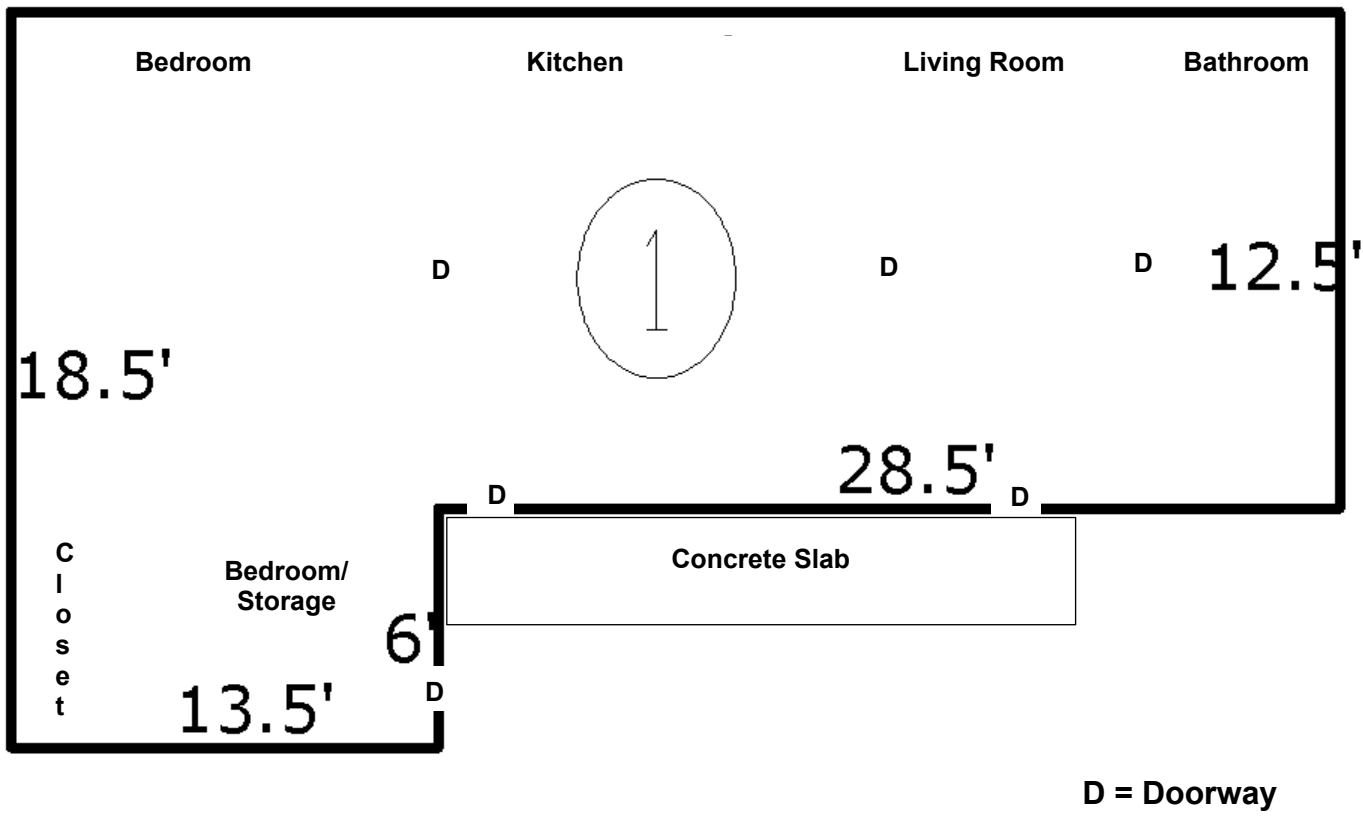


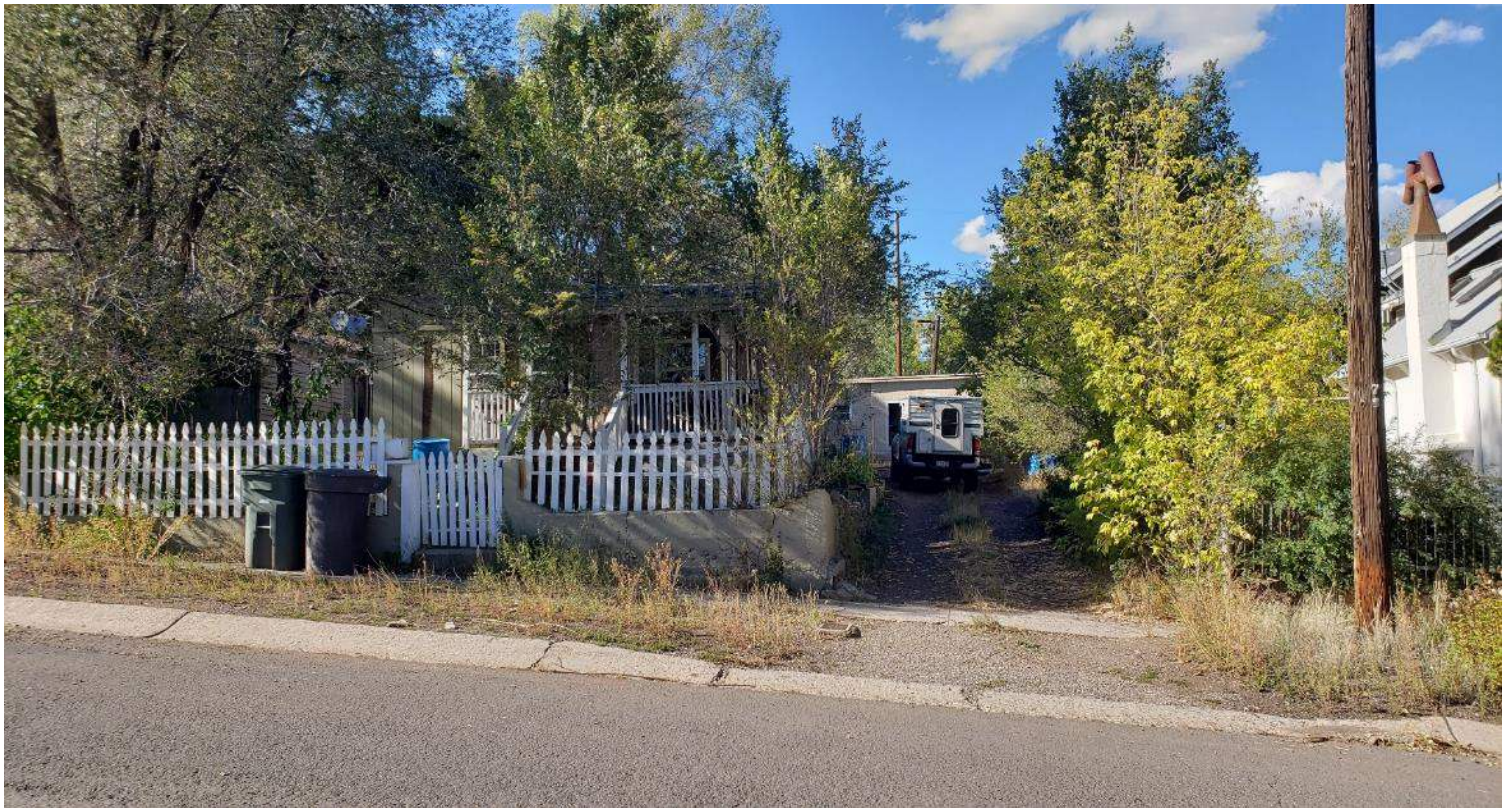
Figure 4. 814 W Coconino Avenue ADU sketch map (modified from CCPV).

**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).

**Heritage Preservation Commission**

8. A. 5.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

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

---

**PROPERTY INFO:**

**Permit Number(s):** PZ-26-00051

**Address:** 9 N. Leroux St.

**Type of Approval:** Certificate of No Effect

**Approval Date:** March 23, 2026

**FINDINGS:**

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

**INFORMATION:**

This project proposes to replace damaged glass panes and repair the bottom of deteriorated wooden frames in the two existing storefront windows. Work will be completed in-kind with no change in design. This 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 is a contributor to the Railroad Addition Historic District and is located within the Downtown Historic Overlay Zone.

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**Attachments**

Certificate of No Effect Application

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# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684

**HPC-C**

## Date Received: **Application to Heritage Preservation for a Certificate within an Overlay** File Number

Property Owner(s): Anthony Rosal Family Trust Title: ATR Phone: 928 699 1683 Email: rosalbg421@gmail.com

Mailing Address: 2420 W. Killie Ln City, State, Zip: Flagstaff AZ 86005

Applicant: Anthony Rosal Title: Same Phone: Same Email: Same

Mailing Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

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

Site Address: 9 N. LeRoux City, State, Zip: Flagstaff AZ 86001

Project Name: Windows - Replace the same

Parcel Number(s): APN 102-20-019A Zoning District(s), including Overlays: Central Business (Downtown Overlay)

Property Information:  Yes  No Listed individually on the National or Arizona Register of Historic Places? (Name: Raymond Building)  
 Yes  No Located in a National Register Historic District? (Name: Raymond Building)  
 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 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)

**Note: Applications which are incomplete or not accompanied by the required information will not be accepted.**

Property Owner Signature: \_\_\_\_\_ Date: 3/16/26 Applicant Signature: \_\_\_\_\_ Date: 3/16/26

### For City Use

Date Filed: \_\_\_\_\_ HPC Hearing Date: \_\_\_\_\_  
Fee Receipt #: \_\_\_\_\_ Amount: \_\_\_\_\_ Date: \_\_\_\_\_

Action by HPC:  Consent Approval by HPO  Denied  
 Approved  Continued  
 Approved with Conditions

Staff Initial: \_\_\_\_\_ Date: \_\_\_\_\_



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684

HPC-C

## Project Description

- Replace Glass on the 2 windows
- Replace bottom section of window frame to secure the windows
- Paint color will remain the same
- See attached picture

\* I, Mark Antl, Rosals - President of High Brass Realty LLC am the owner. Property is in A+R Family Trust

## Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

Changing, like P- like



# City of Flagstaff

# Community Development Division

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

P: (928) 213-2618  
F: (928) 779-7684



## 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 significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. 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 of Flagstaff, the State of Arizona, or the United States of America.
- b. 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, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date: \_\_\_\_\_

Describe Previous Major Alterations (Include dates and changes of use):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the Significance of the Resource (In terms of A. or B., and C., above):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Source(s) of Information Used:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

<b>PROPERTY NAME</b> Dr. Raymond's Office	
<b>LOCATION</b> 9 North Leroux	
<b>CITY/TOWN/VICINITY</b> Flagstaff	<b>COUNTY</b> Coconino
<b>OWNER</b> Mary L. Scheuring	
<b>OWNER'S ADDRESS</b>  2315 W. Salano Drive Phoenix, Arizona 85015	
<b>FORM COMPLETED BY</b>  Janus Design for the	
<b>ADDRESS</b>  Flagstaff Historic Sites Commission City of Flagstaff	
<b>PHOTO BY</b>  Pat Stein	<b>DATE</b>  8-78
<b>VIEW</b> Looking west southwest	
<b>PRESENT USE</b>  Commercial	<b>ACREAGE</b>  More/acre
<b>STYLE OR CULTURAL PERIOD</b>  2nd Renaissance Revival Influence	
<b>SIGNIFICANT DATES</b> 1911	



**PHYSICAL DESCRIPTION**  
 Dr. Raymond's Office is a one story rectangular brick building with a basement. The front facade faces east onto Leroux. The facade is symmetrical featuring a central arched doorway, two windows and a metal cornice. The facade is plastered with sandstone quoins at the corners. The openings are also framed with sandstone. The original doors have been replaced, two original light fixtures are missing and the windows have been covered over.

**STATEMENT OF SIGNIFICANCE**  
 Although obviously altered on the interior, this building retains much of its original exterior character. The combination of massing, scale, materials and detailing make the building quite distinctive.

**VERBAL BOUNDARY DESCRIPTION**  
 Flagstaff Townsite, Railroad Addition  
 Block 6 Lots N. 33.5 feet 1, 2, 3, 4.



ALPINE  
PIZZA  
DELIVERY  
Est. 1878

BER4653

911

**Heritage Preservation Commission**

8. B. 1.

**From:** Lauren Clementino, Senior Planner/Heritage Preservation Officer

**DATE:** 04/15/2026

**SUBJECT:** Bulter Complete Streets Section 106 Consultation

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**PROPERTY INFO:**

N/A

**FINDINGS:**

The Federal Highway Administration initiated consultation under Section 106 of the National Historic Preservation Act with consulting parties on February 4, 2026. The State Historic Preservation Office has concurred on the finding of No Adverse Effect.

**INFORMATION:**

The City of Flagstaff has proposed improvements along Butler Avenue between South Milton Road and South River Run Road that ensure safety and mobility of pedestrians and bicyclists in accordance with the City's 2022 Active Transportation Master Plan and the 2020 Southside Community Plan. The project scope of work will include developing separate, raised bike lanes; enhancing pedestrian crossings; minimizing ROW impacts; addressing impacts to drainage and utilities; and improving existing roadside features including curb ramps and gutters, transit stops, landscaping, low retaining walls, catch basins, and driveways. These improvements will help anchor the City's expanding active transportation infrastructure and encourage bicycling and walking for a broader segment of the City's population. This project represents a crucial step towards creating safer, more efficient mobility options for everyone. The City of Flagstaff is using funding from a Safe Streets for All Grant being administered by the Federal Highway Administration, thus making the project a federal undertaking subject to the policies and procedures implementing Section 106 of the National Historic Preservation Act.

A cultural resources survey report entitled *Class III Cultural Survey for the Butler Avenue Complete Streets Conversion Project in Flagstaff, Coconino County, Arizona* (WSP Technical Report 2025-017) was completed for the project. Multiple historic buildings and the Flagstaff Southside Historic District are located along Butler Avenue. Undertaking improvements will be confined to the existing transportation corridor and are not anticipated to result in direct physical alteration to any buildings. Given the already highly developed transportation setting and the incremental nature of the proposed improvements, the undertaking is not expected to diminish the District's integrity of setting, feeling, or association beyond existing conditions. The recommended treatment is avoidance of physical alteration, use of context-sensitive design to minimize visual and traffic-related intrusions on the historic setting, and continued coordination with the State Historic Preservation Office during final design. Based on the findings from the Class III survey, the City and FHWA recommended that the undertaking result in a finding of No Adverse Effect.

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