NOTICE AND AGENDA

HERITAGE PRESERVATION COMMISSION
WEDNESDAY
MAY 20, 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

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

Approval of the minutes from the regular meeting on April 15, 2026: April 15, 2026 Heritage

Preservation Commission Minutes.

6. PUBLIC HEARING

A. 910 N. Leroux St. Grant Application

PROPERTY INFORMATION:

Address: 910 N. Leroux St.
Assessor's Parcel Number: 101-02-006
Property Owner: Dr. Gary E. Bowman
Applicant: Dr. Gary E. Bowman
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve a Level 1 Historic Signs and Facades Grant application for the residence at 910 N. Leroux St. to replace deteriorating trim boards and paint the trim boards, stucco, fascia, and soffit.

RECOMMENDED ACTION:

Approve a Level 1 Historic Signs and Facades Grant application for the residence at 910 N. Leroux St. to replace deteriorating trim boards and paint the trim boards, stucco, fascia, and soffit.

B. 19 W. Birch Ave. Phase 2 Cultural Resource Study

PROPERTY INFORMATION:

Address: 19 W. Birch Ave.
Assessor's Parcel Number: 100-19-004A
Property Owner: Capri Flagstaff LLC
Applicant: Capri Flagstaff LLC
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve the Phase 2 Cultural Resource Study including archival grade photography, as-built drawings, and elevation drawings for 19 W. Birch Ave.

RECOMMENDED ACTION:

Approve the Phase 2 Cultural Resource Study for 19 W. Birch Ave. as meeting the previous Phase 1 condition of approval requiring architectural documentation to include archival grade photography, as-built drawings, and elevation drawings, and carry forward the previous condition requiring archiving both studies in a place where they will be publicly accessible.

C. 19 W. Birch Ave. Certificate of Appropriateness

PROPERTY INFORMATION:

Address: 19 W. Birch Ave.
Assessor's Parcel Number: 100-19-004A, 100-19-008A, and 100-19-007
Property Owner: Capri Flagstaff LLC and Leroux Retail LLC
Applicant: Capri Flagstaff LLC
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve a Certificate of Appropriateness for:

1. Demolition of the existing building at 19 W. Birch Ave. (parcel 100-19-004A).
2. Design of new hotel and parking garage buildings on parcels 100-19-004A, 100-19-008A, and 100-19-007.

RECOMMENDED ACTION:
Divide the request into two separate parts and approve separate motions to:

1. Require a Certificate of Economic Hardship for the demolition of the existing building at 19 W. Birch Ave.
2. Approve a Certificate of Appropriateness for the design of the new hotel and parking garage, conditioned on a future approval of the Certificate of Economic Hardship and/or completion of a Temporary Delay of Demolition.

7. GENERAL BUSINESS

A. Historic Signs and Facades Grant Tracking - May 2026 Update
STAFF RECOMMENDED ACTION:
Discussion only.

B. Heritage Resources Map Starred Properties List
STAFF RECOMMENDED ACTION:
Discussion only.

C. Commission Outreach and Education Program Discussion
STAFF RECOMMENDED ACTION:
Discussion only.

8. REPORTS

A. APPROVALS

1. 102 E. Route 66 Certificate of No Effect
Permit Number(s): PZ-26-00056, CC-26-00625
Address: 102 E. Route 66
Type of Approval: Certificate of No Effect
Approval Date: April 7, 2026

2. 123 W. Birch Ave. Ste. 104 Certificate of No Effect
Permit Number(s): PZ-26-00045, CC-26-00357
Address: 123 W. Birch Ave. Ste. 104
Type of Approval: Certificate of No Effect
Approval Date: April 7, 2026

3. Hidden Haven Estates Subdivision Phase 1 Cultural Resource Study Resubmittal
Permit Number(s): PZ-25-00087-03
Address: 4200 S. Lake Mary Road
Type of Approval: Phase 1 Cultural Resource Study
Approval Date: April 20, 2026

4. 410 W. Cherry Ave. Certificate of No Effect
Permit Number(s): PZ-26-00068
Address: 410 W. Cherry Ave.
Type of Approval: Certificate of No Effect

Approval Date: April 29, 2026

5. 520 S. Riordan Ranch St. Letter Report Cultural Resource Study

Permit Number(s): PZ-19-00207-03
Address: 520 S. Riordan Ranch St.
Type of Approval: Letter Report Cultural Resource Study
Approval Date: May 5, 2026

B. CONSULTATIONS

1. Phoenix Ave. Lampposts Update

Address: Phoenix Ave.

9. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS AND STAFF

- Milligan House reroofing project update

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.

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 6. A.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 910 N. Leroux St. Grant Application

PROPERTY INFORMATION:

Address: 910 N. Leroux St.
Assessor's Parcel Number: 101-02-006
Property Owner: Dr. Gary E. Bowman
Applicant: Dr. Gary E. Bowman
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

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RECOMMENDED ACTION:

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ALTERNATIVE ACTIONS:

- Approve the Historic Signs and Facades Grant application with additional conditions.
- Deny the Historic Signs and Facades Grant application.

BACKGROUND INFORMATION

The applicant is requesting Level 1 grant funding to undertake minor facade restoration work on a residence constructed in 1937. The property is located outside existing historic districts or overlay zones. It was submitted for listing on the National Register of Historic Places in 1996, but the application was denied. It has not been formally evaluated for eligibility for the Flagstaff Register of Historic Places.

Level 1 funding is intended to enhance the historic integrity of a property, remove inappropriate alterations, and protect or preserve historic materials. The proposed scope of work aligns with these goals. The applicant proposes the following improvements:

- Replacing the deteriorated 1”X4” and 1”X6” stucco trim boards
- Painting trim boards, stucco, fascia, and soffit

These improvements are intended to return the front façade to a more historically accurate appearance, remove incompatible alterations, and preserve the building’s historic materials and character.

Sufficient grant funding remains available for the current fiscal year to support this request. No other grant applications have been submitted for consideration at this time.

Attachments

Grant 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-G

Date Received	Application to Heritage Preservation for a Historic Signs and Facades Grant	File Number

Property Owner(s)	Title	Phone	Email
Gary E. Bowman (Dr.)		928-853-8180	gary.bowman@nau.edu

Mailing Address	City, State, Zip
910 N. Leroux St., Flagstaff, AZ 86001	

Applicant	Title	Phone	Email
Gary E. Bowman (Dr.)		928-853-8180	gary.bowman@nau.edu

Mailing Address	City, State, Zip
910 N. Leroux St., Flagstaff, AZ 86001	

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Owner

Site Address	City, State, Zip
910 N. Leroux St., Flagstaff, AZ 86001	

Project Name
910 N.Leroux Facade Restoration

Parcel Number(s)	Zoning District(s), including Overlays
10102006	RMM-E

Property Information:

- ☐ Yes ■ No — Listed individually on the National or Arizona Register of Historic Places? (Name:_____)
- ☐ Yes ☒ No — Located in a National Register Historic District? (Name:_____)
- ☐ Yes ☒ No — Is a structure on the property considered contributing to the District?
- unknown ☐ Yes ☐ No — Located in a City of Flagstaff Landmark Overlay? (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?

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature:	Date:	Applicant Signature:	Date:
Gary E. Bowman	4/29/26	Gary E. Bowman	4/29/26

For City Use

Date Filed:_____ **HPC Hearing Date:**_____

Fee Receipt #:_____ **Amount:**_____ **Date:**_____

Action by HPC:
- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial:_____ **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 Cultural Resource Studies, 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. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Any other information which the applicant feels would be helpful and/or pertinent to the request.
8. 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 a Historic Signs and Facades Grant, 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.

Historic Signs and Facades Grant are provided at the discretion of the Commission based on the criteria in the grant guidelines posted to the City's website. Grants are administered by the HPO and they are available for consultation through the process. Documentation of completed work and receipts must be provided within one year of approval by the Commission or an extension must be applied for in order to receive reimbursement.

Before submitting for a grant related to a sign, a permanent sign application must be submitted, and comments returned to the owner. If the application pertains to a historic sign that does not conform to current regulations of Permanent Signs (10-50.100) or meet the criteria for a non-conforming sign (10-20.60.110) then the Heritage Preservation Commission must first determine that the sign meets the criteria of an Individual Signs of Historic or Cultural Significance (10-30.30.040.E) and may require the sign be placed in a Landmark Overlay.

We encourage you to reach out early in designing your projects so that the HPO may assist.
HPO contact information: Lauren Clementino, Phone: (928) 213-2633; Email: lclementino@flagstaffaz.gov

Project Description
See attached file: "910 Project Description"

Explanation of how the project meets the applicable sections of the Zoning Code, Grant Guidelines and Secretary of the Interior Standards for the Treatment of Historic Properties.
Not Applicable

Insert additional pages if necessary

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

HPC-G

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:
See attached file: "910 Summary Statement"

Describe Previous Major Alterations (Include dates and changes of use):
See attached file: "910 Summary Statement"

Describe the Significance of the Resource (In terms of A. or B., and C., above):
See attached file: "910 Summary Statement"

Source(s) of Information Used:
See attached file: "910 Summary Statement"

Describe the Level of Integrity of the Resource (Existing and proposed):
See attached file: "910 Summary Statement"

Preservation Budget Summary:

Complete this section only for consideration of Historic Sign and Facades Grants (Attach additional pages as necessary). Ensure all work proposed for the grant meets the Grant Guidelines)

Total Construction Budget (including matching fund provided by the applicant):

_____

Preservation Work Budget Detail:

Item of Preservation Work:	**Total Cost:**	**Grant Request:**	**Matching Funds:**
EXAMPLE: New siding and paint	*$6,000*	*$3,000*	*$3,000*
Totals:			

Notes:

1. Grant request cannot exceed 50% of Project Costs.
2. Grant request cannot exceed $10,000 for Level 1 projects and $20,000 for Level 2 projects.
3. Grant recipient or property owner labor cannot be used as matching funds.
4. Attach estimates, quotes and prices to verify the budget.

Reimbursement Requirements

Once the grant is approved, the property owner will need to submit a W-9 to the City of Flagstaff before requesting reimbursement.

To request reimbursement, the property owner must provide documentation of completed work including photos and paid invoices/receipts and have had at least one onsite inspection by the Heritage Preservation Officer. The Heritage Preservation Officer may be consulted throughout the project to confirm that ongoing work is in compliance with the Grant approval.

910 N. LEROUX FACADE RESTORATION

PROJECT DESCRIPTION

The subject property is a single-family residence, built in 1937, of native stone construction on the 1st level and frame construction on the 2nd level.

The gable ends are stucco over frame with nominal 1" X 4" and 1" X 6" pine trim boards separating the stucco panels. On the south and west gable ends, the stucco and trim board finishes, as well as the trim boards themselves, are greatly deteriorated.

The 1st floor is some nine feet above street level, rendering the west face and gable end dramatically visible from Leroux St., and to a lesser extent from Columbus. The south gable end is somewhat visible from both Leroux St. and Columbus.

The proposed project consists of replacing the deteriorated 1"X4" and 1"X6" stucco trim boards, and painting said trim boards, stucco, fascia and soffit as outlined above.

MATERIALS

1) TRIM BOARDS

Existing 1" X 4" and 1" X 6" trim boards (i.e., boards inset into the stucco) will be replaced on the south and west gable ends (those on the north gable end are in good condition). Replacement boards will be solid pine dimension lumber (as in the original construction), selected and milled specifically for use as trim boards (and available locally at *Homco*). No composite, man-made, or artificially textured materials will be used. Because cupping, twisting, etc., can be particularly pronounced in exterior nominal 1" lumber with south and west exposures, these boards will be carefully inspected at purchase for grain structures that minimize the occurence of such defects.

Trim boards required:

(2)@32.66 = $65.32 1"X6"X16' (south horizontal trim)

(2)@22.50 = $45.00 1"X6"X12' (west horizontal trim)

(2)@19.64 = $39.28 1"X4"X16' (upright trim boards)

$149.60 + $14.05(tax) = **$163.65(total)**

Prices valid at *Homco* as of 4/11/26.

2) COLORS/PAINTS

Paint shall be Sherwin-Williams (SW) "Emerald" exterior (SW's best), in the following colors.

Rookwood Jade (SW #2812), from SW's "Exterior Historic" and "Historic (Victorian)" color collections [stucco panels]

Borscht (SW #7578), from SW's "Timeless Colors" collection [1"X4" and 1"X6" stucco trim boards]. SW describes the colors in this collection as "steeped in tradition with classic, enduring style."

Polished Mahogany (SW #2838), from SW's "Exterior Historic" and "Historic (Arts & Crafts)" color collections [fascia and soffits]. This color is very similar to the original dark brown trim color, and an excellent match to the replacement 2nd story Loewen windows.

910 N. LEROUX FACADE RESTORATION

SUMMARY STATEMENT OF SIGNIFICANCE

Original Construction Date: 1937

Describe Major Alterations (include dates and changes of use): To my knowledge, there have been no major alterations.

Describe the Significance of the Resource (in terms of a or b, and c, above):

a. The home was occupied by the Webber family from its completion until probably the early 1990s. It was purchased by Robert "Bob" Montoya of Sun Mountain Realty who rented it out for a short time. It was purchased in 1994 by myself and my late wife, Katherine Cook-Bowman. Webber owned the local Chevron oil distributorship, and was active in community affairs, including serving on the Flagstaff City Council.

b. The property was submitted for listing on the National Register in 1996 (but denied, in part because it did not lie in a pre-determined historic district). As such, rather extensive documentation of the property exists and is readily available upon request, including newspaper articles noting the home's construction, and photographs of the newly completed structure which also depict the neighborhood.

I view the home as exhibiting elements of the California bungalow, craftsman, and Tudor revival styles. While other examples of such style exist in Flagstaff, they are by no means common, and the particular combination of architectural elements may indeed be unique to our town. Note that the immensely labor-intensive stone masonry work, using native malpais stone, is of exemplary quality.

c. To my knowledge (and as corroborated by photographic evidence), the home's exterior, as well as the overall street view, are essentially unchanged from their original 1937 as-built appearance, apart from the garage railing, which is both more representative of a Craftsman home and more attractive.

Source(s) of Information Used:

Coconino Sun: Sept. 24, 1937; "Ken Webber is Building Home"

Coconino Sun: Nov. 13, 1957; "Ken Webber Dies in Flag, Was 55"

Describe the Level of Integrity of the Resource (existing and proposed): The integrity of the structure and its context is fully intact. The structure itself is almost entirely original. The garage door and front entry door have been replaced. The original non-compliant, 4" X 4" wood railing over the stone garage has been replaced with a steel railing in a period, Craftsman motif.

The original steel, single-glazed second story windows have been replaced with Loewen aluminum clad wood windows which were special-ordered to reproduce the grille pattern of the original windows.

The proposed work would in no way compromise the subject property's integrity.

910 FACADE RESTORATION

Budget

Total Construction Budget: 7,458.09

Item	Cost	Grant Request	Matching Funds
Certa_Pro	6594.44	3,297.22	3,297.22
Trim Boards	163.65	81.82	81.82
Trim labor (est.)	700.00	350.00	350.00
	$7458.09	$3729.04	$3729.04

SW 2812
Rookwood Jade
Victorian
SW 7578
Borscht
276-C2
SW 2838
Polished Mahogany
Arts & Crafts

SW 2838
Polished Mahogany
Arts & Crafts

Light reflective value: 3 (dark)
Valor de reflectancia de luz: 3 (oscuro)

Complementary colors
Colores complementarios
SW 7530 Barcelona Beige *285-C4*
SW 2842 Roycroft Suede

SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN
©2015 The Sherwin-Williams Company
Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6504-99692 CS 04/24

SW 7578 *276-C2*
Borscht

P5 **Gray primer recommended**
Se recomienda usar primer gris

Light reflective value: 6 (dark)
Valor de reflectancia de luz: 6 (oscuro)

Complementary colors
Colores complementarios
SW 7010 White Duck
SW 6120 Believable Buff
SW 9108 Double Latte

SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN
©2015 The Sherwin-Williams Company
Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-02032 CS 10/15

SW 2812
Rookwood Jade
Victorian

Light reflective value: 33 (medium)
Valor de reflectancia de luz: 33 (intermedio)

Complementary colors
Colores complementarios
SW 7527 Nantucket Dune *285-C2*
SW 2843 Roycroft Brass

SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN
©2015 The Sherwin-Williams Company
Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6504-99452 CS 04/24

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Lowell Sun

ARIZONA'S GREATEST WEEKLY NEWSPAPER

Single Copy—5 Cents | Flagstaff, Arizona, September 24, 1937 | By the Year-

ANIS TATES IKELY

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McQuatters, devier, pro- ne day, ad- lub Monday ties of the rced to en-

CLARK AND WOOD LAUD OUR CONSTITUTION, WARN AGAINST INSIDIOUS PLANS TO DESTROY

Though attendance was not as large as expected, those who did attend the general constitution sesqui-centennial anniversary celebration banquet and general meeting at Flagstaff State college Friday night were splendidly entertained.

The local arrangements committee, believing because of the semi-

Massachusetts state Democratic committee and who received several votes in the 1920 national convention for the presidency, welcomed all present "to celebrate the wrecking of the constitution." Reminded by the toastmaster that he'd misconstrued the purpose of the occasion, Mr. Wood asked, as there were no Republicans present when the constitution was formed

H. S. PLAYS HOLBROOK HERE TODAY

Coach Wheeler Will Rely Mostly On Speed

WE M L

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Page Eight)

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Coach Wheeler has had more than his share of difficulties trying to make a winning team out of comparatively green material that does not average too heavy, but after the fine showing he made last fall with almost complete lack of seasoned players the fans are beginning to suspect that he can do the impossible.

The Eagles have been working hard since opening of school mastering a series of fast, deceptive running plays and passes. From indications, Wheeler hopes to speed up his team play to offset absence of back and line power.

Yesterday afternoon the boys donned their new uniforms. They are green and white from helmets to sox, making a pleasing spectacle on the gidiron.

First squad members: Ends—Frank Michelbach, Don Christensen, Ralph Alfaro; tackles—Jim Wilson, Berkley Laws, Jim Dorsey, Truman Tormey; guards—Robert June, Bill Brown, Julian Miguel; center—Joe Sharber; backs—Jack Wilson, Bud Moyer, Roger Russell, Vic Nackard, Paul Wilson, Frank Ramirez, William June.

Moyer, one of the few veteran regulars, will call signals. Jack Wilson, speedy little back, has been selected captain. Assistant coach is Wilfred Killip.

Yesterday Wheeler said tentative opening line-up would be Michelbach and Christensen at ends, Jim Wilson and Laws at tackles, Robert June and Bill Brown at guards, Sharber at center and Jack Wilson, Moyer, Russell and Nackard in the backfield.

Nackard injured his knee in the opening practice and may not play

The new location is that formerly occupied in front by Joe Pyland and at the rear as the garage of the Central Arizona bus lines. The rear part will be used by Western Auto both as storeroom and garage for installing new car equipment—tires, radios, batteries, etc.

—o—

Ken Webber Is Building Home

Work started this week on excavation for foundation for the new home being constructed by Ken Webber in the 900 block on North Leroux and present plans are for completion for occupancy this fall.

Construction is being done by Don Jacobs, local building contractor, who is also doing much of the work on the new R. A. Christy house one block south.

Outside walls will be of malapais rock and ceilings will be fully insulated with the new rock wool. The regular wood shingle will be used for roofing.

In all the house will have six rooms and bath, four downstairs and two up. Type of heating has not been selected yet, Mr. Webber said, but will be either oil or wood and coal.

—o—

Sam Eldredge Is Visitor Here

Sam H. Eldredge of Cincinnati, O., executive of a big steel manufacturing plant of Newport, Ky.

ity.

International Geophysics is he
ed by Dr. J. J. Jakowsky, forme
of the University of Kansas, v
is said by local people who kn
him to be one of the leading geo
gists and geophysicists of
United States. His staff is co
posed largely of men trained
the same sciences, and it is repo
ed that he and his staff hold p
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—o—

Teacher, Student Tubercular Tests Still Being Mad

Dr. W. D. Gilmore of Phoeni
head of the American Legion sta
mobile tuberculosis health unit, to
The Sun Wednesday that it will
the end of next week, possibly
few days later, before the wo
of the unit is completed here.

He returned Thursday night
last week from Williams to mak
tests among Flagstaff State co
lege students and college and cit
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rounding communities, and hig
and elementary school pupils wh
had not taken the tests during th

g Sun

n Arizona

Price 10c Wednesday, Nov. 13, 1957

Mt. Elden Build
Warned About

City Council, by its action Tuesday night, warned home owners in Mt. Elden that it may be some time before water is supplied new residences.

Council, while ordering that a master plan for new water lines be drawn up immediately, told

Called Off

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story."

The Jacks slated only nine games this fall and have only Saturday's game in Las Vegas against the University of Nevada left to play now that the Citracado contest has been canceled.

Game time is 2 p.m. in Las Vegas.

The game in Escondido was to have been played at 11 a.m. on Thanksgiving Day.

Insley said the Lumberjacks belong to the National Interscholastic Association which, mostly, is made up of small colleges.

The Jacks, who have had a bad year financially because of two bad breaks in the weather at home, had hoped to recoup some losses by playing in the bowl game.

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Pair Settles For $3,500 In Damages

A $60,000 damage suit resulting from a highway accident went into the afternoon of its second day in Flagstaff Wednesday with little hope of the case going to the jury before Thursday.

Attorneys for plaintiffs Buenos C. and Elba Blunk, Winslow, had not yet completed their examination of witnesses called to the stand Wednesday morning.

The defense was scheduled to present its case Wednesday afternoon in behalf of F. W. Pottey, Prescott, and the W. R. Richard Meat Co., of Prescott, defendants in the suit.

Tuesday, a $1,500 settlement was reached between defendant Robert

Ken Webber Dies In Flag, Was 55

Kenneth L. Webber, Flagstaff business and civic leader since 1923, died Tuesday afternoon at Flagstaff Community Hospital.

Mr. Webber, who was 55, suffered a heart attack Tuesday morning.

Kenneth L. Webber

Funeral services will be held at 10 a.m. Friday at Federated Community Church with the Rev. David R. Brown officiating.

The family has requested that donation be made to the local chapter of the Heart Fund in lieu of flowers.

At the time of his death Mr. Webber was a member of the Flagstaff Housing Authority.

Always active in civic life, Mr. Webber served one term on the City Council.

Since the time he served on the Council he has closely been associated with affairs of the city.

Members of Flagstaff City Council meeting Tuesday night passed a resolution calling attention to Mr. Webber's long and faithful service to the city.

Mr. Webber also was active in several organizations during his years in Flagstaff. He was a Past Master of the Masonic Lodge, a member of the Elks Club, and Flagstaff Country Club. He also at one time was a member of the Rotary Club.

Mr. Webber was born July 7, 1902 in Rochester, N.Y. He and his brother Orrin came to Flagstaff in 1923 and went into the service station business on Jan. 1, 1924.

They later became partners and distributors of Standard Oil products, a position Mr. Webber held at the time of his death.

He was married in 1925 in Holbrook to Miss Gertrude Thompson of Bergen, N.Y.

In addition to his wife, he is survived by a daughter, Mrs. Malcolm Mackey of Flagstaff; his mother, Mrs. W. A. Webber of Phoenix; two brothers, Orrin and Dr. Clarence Webber of Rochester, N.Y.; and a nephew, Orrin's son Harry, expected here today from Chicago; a sister, Mrs. Lois Baker of Rochester; two grandchildren and two nieces, Mrs. Elmer Hubbard Jr.,

Jets Shake Up Flagstaff

What happened?
No one seems to know.

Heritage Preservation Commission **6. B.**

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 19 W. Birch Ave. Phase 2 Cultural Resource Study

PROPERTY INFORMATION:

Address: 19 W. Birch Ave.
Assessor's Parcel Number: 100-19-004A
Property Owner: Capri Flagstaff LLC
Applicant: Capri Flagstaff LLC
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve the Phase 2 Cultural Resource Study including archival grade photography, as-built drawings, and elevation drawings for 19 W. Birch Ave.

RECOMMENDED ACTION:

Approve the Phase 2 Cultural Resource Study for 19 W. Birch Ave. as meeting the previous Phase 1 condition of approval requiring architectural documentation to include archival grade photography, as-built drawings, and elevation drawings, and carry forward the previous condition requiring archiving both studies in a place where they will be publicly accessible.

ALTERNATIVE ACTIONS:

- The Commission can approve the Phase 2 Cultural Resource Study with additional conditions.
- The Commission can request additional information or documentation and continue to a date certain.

BACKGROUND INFORMATION

Cornerstone Environmental Consulting, LLC, was contracted by Capri Flagstaff LCC to conduct a Phase 1 Cultural Resource Study for the existing building at 19 W. Birch Ave. This building had not been previously studied. It is located within the Downtown Historic Overlay Zone, but outside of the Railroad Addition Historic District. The Phase 1 Cultural Resource Study found that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its associations with the areas of Social History and Government and under City of Flagstaff Criterion D for its architectural qualities.

The Phase 1 has been revised to include the Phase 2 archival grade photography, as-built drawings, and elevation drawings as appendices. The revised Phase 1 with Phase 2 appendix, as-built floor plans, and elevation drawings are attached to the agenda. Due to the large file sizes and format, the archival photographs are not attached to the agenda and are instead available by request from the Heritage Preservation Officer. A photograph log for the archival photographs is available as Table 1 in Appendix A.

HAS THERE BEEN PREVIOUS COMMISSION DECISION ON THIS:

At the May 21, 2025 meeting, the Heritage Preservation Commission reviewed a first submittal of the Phase 1 study and moved "to not accept the report and ask for revisions with a further re-evaluation of Flagstaff Criteria B and D and do further research into courts or the role of the courts in the building, social movements, construction methods and processes, and the post-WWII boom in Flagstaff, through documents such as oral histories, historic photos, architectural and City records and NAU newspapers, and to reduce the focus on interior integrity in their assessment."

At the July 16, 2025 meeting, the Commission reviewed the revised submittal of the Phase 1 Cultural Resource Study and selected measures to mitigate the proposed major impact of demolition of the property. The Commission found and determined that the facts exist as required by Section 10-30.30 of the Zoning Code to approve the study (by a vote of 7-0) with the following conditions:

1. The grammatical corrections noted by Commissioner Westheimer (including correct spelling of the names Robert W. Prochnow and Paul Babbitt Jr. and inclusion of Pat Madden as a source in the References) be incorporated into the Phase 1 to be approved by the Heritage Preservation Officer
2. Completion of a Phase 2 Cultural Resource Study to focus on architectural documentation to include archival grade photography, as-built drawings, and elevation drawings to be reviewed by the Heritage Preservation Commission
3. Interpretive mitigation for the National Register of Historic Places Criteria A significance be developed in conjunction with the Indigenous Commission and reviewed by the Heritage Preservation Commission
4. Malpais rocks be incorporated into the new building, preferably on the exterior, preferably salvaged, to be reviewed by the Heritage Preservation Commission during the Certificate of Appropriateness review
5. Archiving both Cultural Resource Studies, Phases 1 and 2, in a place where they will be publicly accessible, preferably the City of Flagstaff library and/or website

The first condition (addressing grammatical corrections in the Phase 1 study) has been met and the revisions approved by the Heritage Preservation Officer on July 21, 2025. The Phase 1 has been revised to include the Phase 2 archival grade photography, as-built drawings, and elevation drawings as appendices. The final study will be archived per the fifth condition after approval.

Attachments

HPC-CRS Application
Phase 1 Cultural Resource Study with Phase 2 Appendix
Floor Plans
Elevation Drawings

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

Date Received	Application to Heritage Preservation for a Cultural Resource Study	File Number

Property Owner(s)	Title	Phone	Email
Ccapri Flagstaff LLC		520-429-4256	jim@caprinc.com

Mailing Address	City, State, Zip
6867 N Oracle STEE 101 Tucson AZ85704	

Applicant	Title	Phone	Email
Capri Flagstaff LLC		520-429-4256	jim@caprinc.com

Mailing Address	City, State, Zip
6867 N Oracle STE 101 Tucson AZ 85018	

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Owner

Site Address	City, State, Zip
19 West Birch flagstaff AZ 86001	

Project Name
Graduate Hotel

Parcel Number(s)	Zoning District(s), including Overlays
APN100-19-00-004A	Historic Overlay- Downtown Overlay

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.

Property Owner Signature:	Date:	Applicant Signature:	Date:
	4/15/26		4/15/26

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **Date:** _____

Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)
Demolition of building to build new Graduate hotel.

Insert additional pages if necessary

City of Flagstaff
Community Development Division
Building Safety & Code Compliance Section
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2627 Email: Buildingpermits@flagstaffaz.gov

OWNER AUTHORIZATION FORM

I (property owner) do hereby authorize Capri Flagstaff LLC Jim O'Connell
Agent's Name and Company (if applicable)
to act on my behalf for improvements at 19 W Birch Ave
Property Address / Suite / Unit,
and to obtain building permit(s) on my behalf for the work specified below. If the property has more than one owner, I certify that I have authority to provide this authorization on behalf of all owners.

Residential:

	New Build / SFR
	Addition (attached)
	Roof
	Demolition
	Mechanical
	Gas
	Electrical

	Remodel
	Accessory (detached)
	Manufactured Home / Park Model
	Solar System
	Plumbing
	Fence / Walls
	Other (specify):

Commercial:

	New Build
	Addition (attached)
	Roof
X	Demolition
	Gas
	Sign
	Site Improvements
	Cell Tower

	Tenant Improvements
	Accessory (detached)
	Modular Building
	Mechanical
	Plumbing
	Fence / Walls
	Change in Occupancy
	Other (specify):

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices, or other approvals ("Approvals") by the City of Flagstaff pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state, and federal laws, codes, rules, regulations, and requirements; and (3) correcting any violations of the terms and conditions of such Approvals issued by the City of Flagstaff pursuant to my agent's application.

Property Owner's Signature:

Printed Name: Jim O'Connell
Signature: [signature]
Phone: 520-429-4256
Email: jim@capriinc.com Date: 4/15/26

Phase 1 Historic Resource Study for 19 West Birch Avenue in Flagstaff

Prepared for

Capri, Inc.

CORNERSTONE environmental

Phase 1 Historic Resource Study for 19 West Birch Avenue in Flagstaff

Prepared for

Capri, Inc.

Prepared by

Caitlin Stewart, M.A., RPA
Samuel Hemsley, M.A., RPA
Jack W. Treichler, M.A., RPA
Jordan Lee, M.A., RPA

Submitted by

Caitlin Stewart, M.A., RPA

Cornerstone Environmental Consulting, LLC
320 N. Leroux Street, Suite A
Flagstaff, Arizona 86001
(928) 522-4148
www.Cornerstone-Environmental.com

Cornerstone Environmental Report No. CEC 25-105

June 25, 2025 (Revised July 21, 2025)

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SUMMARY OF FINDINGS

Cornerstone Environmental Consulting, LLC (Cornerstone), was contracted by Capri, Inc. to conduct a Phase I Historic Resource Study for the proposed Hilton Graduate Hotel and Parking Garage Project pursuant to City of Flagstaff Zoning Code, Section 10-30.30.050.A. The Graduate Hotels are almost exclusively located in college towns and have a focus on celebrating university traditions and local culture. To facilitate the construction of the hotel, the project proponent plans to demolish all existing buildings, structures, and associated infrastructure on the parcel. While the current building is not planned to be utilized the proponent intends to utilize pieces of the exterior façade in construction features. The proposed project entails the redevelopment of the 0.49 acres located at 19 West Birch Avenue in the City of Flagstaff, Arizona. Two adjacent parcels, APN 100-19-007 and 100-19-008-A, will also be impacted by the demolition and construction, and have been researched and reported on by Cornerstone in two earlier letter reports presented to the City of Flagstaff.

Cornerstone evaluated the building's significance and recommends that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its association with the Native American civil rights movement in the City of Flagstaff involving the Flagstaff Police Department and Flagstaff Municipal Court, with sufficient integrity to qualify for eligibility. The court cases and subsequent American Civil Liberties Union (ACLU) investigations are a pivotal moment in the recognition of the inequality among the citizens of Flagstaff and residents of Coconino County. The building is further recommended significant under City of Flagstaff Criterion D for its expression of vernacular midcentury architectural design, with sufficient integrity to qualify for eligibility, although this likely does not extend to NRHP Criterion C eligibility.

Given the building's recommended eligibility under City of Flagstaff Criterion B and NRHP Criterion A, Cornerstone recommends that mitigation include the incorporation of the building's history, the history of Native Americans in Flagstaff, and a discussion of the struggle for equality into the new construction in the form of a plaque, historic photographs placed in the lobby, and incorporation of some of the Malpais stone from the original building in a cornerstone as a remembrance of the historic building and of these significant events. Given the building's recommended eligibility under City of Flagstaff Criterion D, further documentation such as architectural elevation drawings may also be appropriate.[1]

[1] Final mitigation measures are provided in the City of Flagstaff's Notice of Decision letter dated July 17, 2025.

1.0 PROJECT LOCATION AND DESCRIPTION

The building at 19 West Birch Avenue (APN 100-19-004-A; Photograph 1; Figure 1; Figure 2; Figure 3; Figure 4; Figure 5) was built in 1951 and functioned as the Flagstaff City Hall, Fire Department, and Police Department and jail until 1980 when the civil departments began to move out of the building. As City Hall the building housed City Council, the mayor's office, water department, the city engineer, and the city clerk at different times. Cornerstone Environmental Consulting, LLC (Cornerstone) was contracted by Capri, Inc. to conduct a Phase 1 Historic Resource Study (HRS) for the building on the parcel pursuant to City of Flagstaff Zoning Code, Section 10-30.30.050.A.

Cornerstone evaluated the building's significance and recommends that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its involvement in the social and political movements related to Native American treatment within the City of Flagstaff, specifically by the Flagstaff Police Department and Flagstaff Municipal Court. The court cases and subsequent American Civil Liberties Union (ACLU) investigations are a pivotal moment in the recognition of the inequality among the citizens of Flagstaff and residents of Coconino County. It is further recommended significant under City of Flagstaff Criterion D for its expression of vernacular midcentury architectural design.

Given the building's recommended eligibility under City of Flagstaff Criterion B and NRHP Criterion A, Cornerstone recommends that mitigation include the incorporation of the building's history, the history of Native Americans in Flagstaff, and a discussion of the struggle for equality into the new construction in the form of a plaque, historic photographs placed in the lobby, and incorporation of some of the Malpais stone from the original building in a cornerstone as a remembrance of the historic building and of these significant events. Given the building's recommended eligibility under City of Flagstaff Criterion D, further documentation such as architectural elevation drawings may also be appropriate.[2]

Street Address: 19 West Birch Avenue; formerly 120 North Beaver Street
APN: 100-19-004-A (0.49 acres)
Subdivision: Flagstaff Townsite (Flagstaff 2011)
Block: 19
Lots: 13 through 18
Construction Date: 1950–1951
Period of Significance: 1882–1975
Building Period of Significance: 1951–1975
Property Type: Commercial

[2] Final mitigation measures are provided in the City of Flagstaff's Notice of Decision letter dated July 17, 2025.

Photograph 1. Northeast facing photograph of the west face of the building, showing the entrance to what was once City Hall.

PRIDE OF FLAGSTAFF—Open house will be held tomorrow beginning at noon for Flagstaff's new $200,000 city hall, financed partly through a bond issue and partly through the city's postwar projects fund. Under construction for nearly a year and a half, the hall provides spacious quarters for all city administrative affairs and offices for the department heads, as well as serving as a fire station and a police station. (SUNfoto)

Figure 1. The City Hall building as it appeared newly constructed (Arizona Daily Sun 1951).

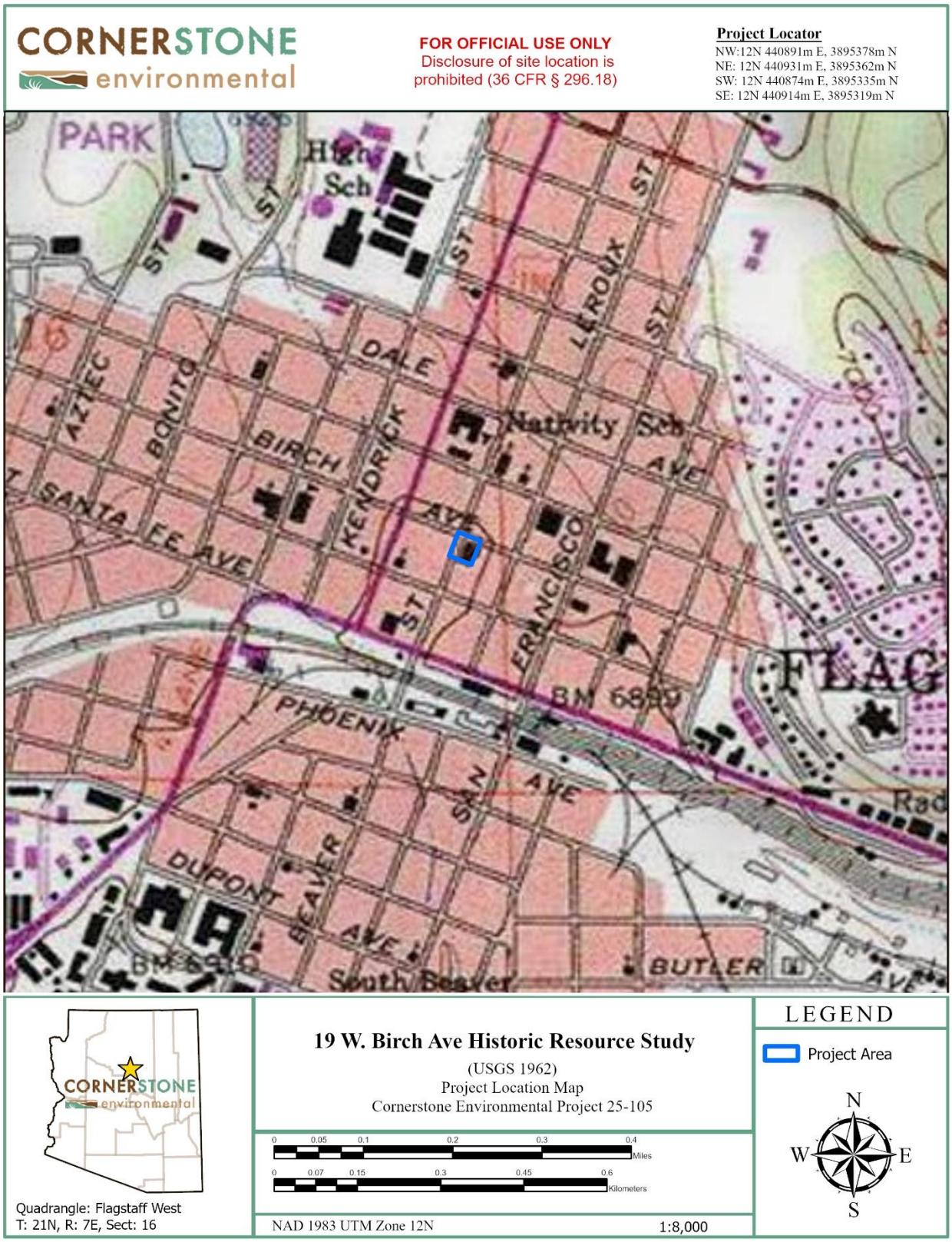


Figure 2. Topographic map showing the project area.

Figure 3. Aerial imagery showing the project area.

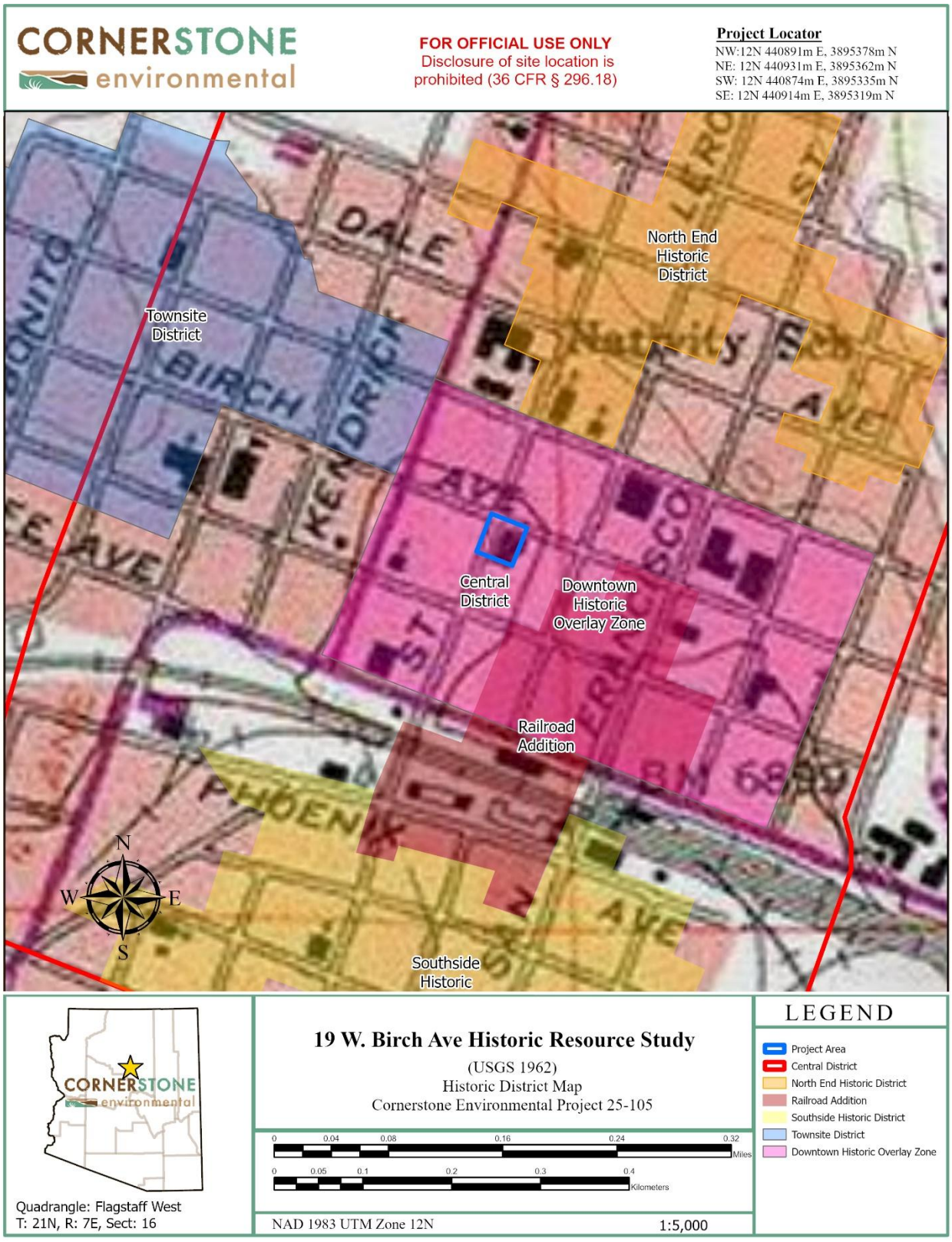


Figure 4. Topographic map showing the various historic districts around the project area.

Figure 5. Aerial imagery showing the project area and studied building.

2.0 REGULATORY CONTEXT

The purpose and content of a Phase 1 HRS is outlined in the Heritage Preservation Division of the City of Flagstaff Zoning Code. As stated in the Zoning Code (30.30-10), a Phase 1 HRS shall evaluate the significance of identified and potential historical resources, assess identified and potential impacts, provide measures to mitigate major impacts on said resources, and advise whether Phase 2 Historic Resource Studies should be required.

The building at 19 West Birch Avenue was identified as 50 years of age or older and as a potential historical resource and was evaluated for significance and integrity to determine if it constituted a significant historical resource per the Flagstaff Zoning Code. The determination of significance for cultural resources is defined in Flagstaff Zoning Code (30.30-13) are summarized below and discussed further in *8.0 Evaluation of Significance and Integrity*.

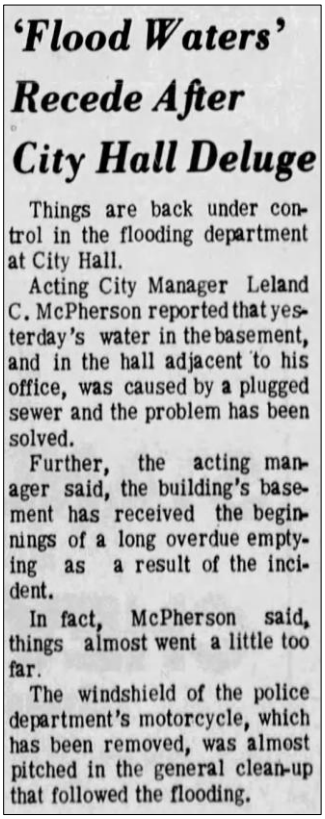
The criteria for determining the significance of a historic resource are based on the potential of the historic resource to contribute to our understanding of the past. A resource has potential if it was already determined to have potential previously (City of Flagstaff Criterion A), if it is associated with significant past persons or events (City of Flagstaff Criterion B), if it represents an example of work from an important individual (City of Flagstaff Criterion C), it significantly embodies a distinctive characteristic or style of a type, period, region, or method of construction (City of Flagstaff Criterion D), or if it has yielded or will yield information important to scientific research (City of Flagstaff Criterion E).

Evaluation of significance and integrity and application of the NRHP Criteria was conducted in accordance with the guidelines established by the U.S. Department of the Interior and National Park Service in U.S. Secretary of the Interior *Standards and Guidelines for Archaeology and Historic Preservation* (NPS 1983) and *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (NPS 2002).

3.0 METHODOLOGY

The Phase 1 HRS for 19 West Birch Avenue entailed archival research, fieldwork, evaluation, and report preparation by Cornerstone Principal Investigator Caitlin Stewart, Senior Project Manager Jack W. Treichler, Assistant Project Manager Samuel Hemsley, Archaeologist Samuel Mitchell, and Archaeologist Jordan Lee. Cornerstone conducted research by searching digital and physical historical records and visiting the subject property.

Archival and secondary research was conducted with the goal of establishing a building construction timeline and site history, and to identify significant events that may have occurred on the property. Research methods were based on the National Park Service guidance outlined in *National Register Bulletin 39: Researching a Historic Property* (NPS 1998). A variety of topics were thoroughly researched to identify significant events that may have occurred at the property. Topics that produced a null result were not included in the report but are mentioned here as they were checked. Several hurdles were encountered during the research limiting the results. The most notable is that in 1970, a clogged sewer caused flooding in the basement of 19 West Birch Avenue, destroying most of the stored city records that were in the basement. These records likely included architectural plans for the building, Municipal Court records, arrest and bond records, personnel files, police reports, receipts, and more. These records were unfortunately lost and therefore could not be accessed by Cornerstone (Figure 6). Further, Cornerstone was informed that Municipal Court records were not kept extending back to the period of significance. To supplement the loss of these records, other sources, listed below, were extensively searched to provide clues to the building's construction timeline, history, and to identify significant events that occurred in the building, particularly newspaper articles which largely focus on events and timelines that were important to residents of Flagstaff during the period of significance.



'Flood Waters' Recede After City Hall Deluge

Things are back under control in the flooding department at City Hall.

Acting City Manager Leland C. McPherson reported that yesterday's water in the basement, and in the hall adjacent to his office, was caused by a plugged sewer and the problem has been solved.

Further, the acting manager said, the building's basement has received the beginnings of a long overdue emptying as a result of the incident.

In fact, McPherson said, things almost went a little too far.

The windshield of the police department's motorcycle, which has been removed, was almost pitched in the general clean-up that followed the flooding.

Figure 6. Article describing the damage to City Hall and clean-up efforts after a flood in the basement of 19 West Birch Avenue.

The following list details the types of documents and sources that were consulted during the course of this study:

- Northern Arizona University (NAU) Cline Library's Special Collections and Archives, and Colorado Plateau Archives
- Flagstaff Public Library archives
- The Arizona Memory Project collection
- Interview with Pat Madden, retired Flagstaff Chief of Police
- Public records from the City of Flagstaff
- Aerial photographs (1959 to the present)
- City of Flagstaff/Coconino County plat maps (1878, 1889, 1909, 1919/1925, and 1939)
- Coconino County Recorder's Office and Assessor's Office deed, tax assessment, and property records
- Existing cultural/historical resource studies and historic contexts
- Flagstaff City Directories (1929–1989 [some years missing from record])
- Flagstaff Telephone Directories (1930–1989 [some years missing from record])
- Historical topographic maps
- Sanborn Fire Insurance Co. maps (1901, 1910, 1916, 1943, 1948, and 1956)

- Arizona Advisory Committee to the U. S. Commission on Civil Rights 1977 report
- Newspaper archives including:
    - Arizona Daily Sun
    - The Coconino Sun

Fieldwork was conducted on February 20, 2025, by Jack Treichler, Samuel Hemsley, and Samuel Mitchell. The subject parcel was visited to identify and document potential historical resources. Digital photographs were taken to document the building.

4.0 HISTORICAL BACKGROUND

The story of Flagstaff is a story shared by many railroad towns throughout the United States. Encouraged by large federal land grants which granted vast swaths of acreage to railroad companies, the companies established vital arteries connecting the eastern and western coasts of the United States together. To help finance the continued construction and expansion of the railroads, the companies would subdivide and sell the land granted to them by the government to interested settlers (Paradis 2003). In this manner the Federal Government was able to solidify control over the western United States and simplify logistics, the railroad companies were able to both acquire the land needed for expansion and fund said expansion, and settlers were given easy access and ample opportunity to purchase or acquire land. Because of the importance of the railroad as the means of access to these newly exploitable areas, the railroad would understandably play a key role in community development (Paradis 2003).

Flagstaff's Railroad Addition Historic District has its origins in the New Town that was established in 1882 because of the Atlantic and Pacific Railroad (later known as the Santa Fe Railroad) not being able to reach the location of Old Town, which was set up along Antelope Spring, due to a steep grade. As a result, New Town was set up along a newly constructed sandstone depot where the train could stop, approximately a half a mile east of Old Town. Street grids were planned and laid out and New Town began to grow as people relocated to take advantage of the economic opportunities that proximity to the depot would bring (Paradis 2003). The two towns would continue to grow for the next few years, with settlers coming from as far away as New York and Kansas, until Old Town experienced a severe fire in 1884. As a result of the fire damage, recovery efforts, and people relocating to the other town site, New Town swiftly began to outpace Old Town in growth, and Old Town was no longer seen as the "true" Flagstaff townsite (Cline 1976; Janus 1979; Paradis 2003).

In a turn of fate, New Town itself was impacted by fires in 1886 and 1888. As a result of the fires, new construction was required to use brick or stone to help minimize the impact of further fires, and water infrastructure was put into place to help fight any fires that may arise (Janus 1979; Paradis 2003). The

fires and the growth associated with them also opened new opportunities for immigrants into the town, as the Babbitt brothers first arrived in 1886 shortly after the fires were quelled (Cline 1976). The town continued to grow, with buildings spreading out from the railroad depot. The Post Office from Old Town relocated to New Town, and the Bank of Flagstaff was organized and established in 1887 by Thomas McMillan (Janus 1979). As all new constructions now utilized more permanent, fireproof materials, the structural nature of the town structures shifted from wood and canvas to brick and stone.

In 1888, David Babbitt, then owner of a lumber yard and hardware business located on the corner of San Francisco and Aspen, began to buy out nearby merchants, such as P.J. Brannen. David partnered with his brother George Babbitt and formed the Babbitt Brothers Trading Company. Soon after, their brothers William, Charles, and Edward arrived to help expand and manage the swiftly growing company, which quickly became the leading merchant in the area through profits from cattle, trading posts, and real estate in Flagstaff and the surrounding areas (Cline 1976). The company office was a two-story brick and sandstone building which replaced the hardware store and was expanded over the years as the company grew (Janus 1979). The company building would become and remain a Flagstaff landmark, even after the company closure in 1987 (Paradise 2003).

In 1891, Governor John Irwin announced the formation of Coconino County, which was split from part of the existing Yavapai County. Flagstaff was chosen as the county seat for the new county and the town was fully incorporated in 1894, with Flagstaff's first City Hall and courthouse being erected shortly thereafter. By 1890 Flagstaff had developed a fire department, fully realized water infrastructure, and telephone and electrical power services (Cline 1976; Janus 1979).

Other industries and factors began to influence Flagstaff's economic development in the 1890s. A red sandstone quarry located to the east of town began to operate fully and was fulfilling material contracts for large cities such as Chicago and Los Angeles. In 1894, Percival Lowell located his observatory onto the mesa located to the west of the town center, which is now known as Mars Hill. Lowell's scientific observations contributed to putting Flagstaff on the map, though this was through scientific endeavor rather than economic growth.

Tourism also began to play an important role in Flagstaff's economic development by 1895, when a stage line ran between Flagstaff and the Grand Canyon three times a week, and the influx of summer tourists seeking to escape the heat caused serious housing shortages in the town during the summer months. In 1899 the Flagstaff Normal School (now known as Northern Arizona University) opened its doors, and

this along with several private and public schools in the town provided centers of education (Cline 1976; Janus 1979).

Flagstaff continued to steadily grow into the 1920s, with the Babbitts expanding their business portfolio and real estate, establishing a brick warehouse and three-story garage in 1915, and with competitors springing up such as Fred Hensing and Sam Finely who opened commercial ventures in large, commercial buildings in 1912 and 1915 respectively. These new constructions further changed the character of downtown, with Sam Finely's commercial building being the first three story tall building in the entire county, while also introducing a wave of new architectural styles into the area, such as Tudor and Greek Revival (Janus 1979; Paradis 2003).

This growth was swiftly followed by a slump, as Flagstaff was affected by the prohibition-era economic slump which impacted the rest of the country, and many buildings became abandoned or began to fall apart. To help combat this slump, the townsfolks constructed a new train depot at Leroux Street and established the Hotel Monte Vista in 1928. The increasing importance of the automobile was also of great benefit to Flagstaff, as Santa Fe Avenue would become part of the Old Trails National Highway system and later become Route 66, a vital artery bringing thousands to and through Flagstaff (Janus 1976).

However, the increasing use of automobiles also meant that the train depot locations were no longer vital nodes for commerce and tourists, and because of this change development soon stopped within what is now the Flagstaff Railroad Addition Historic District and focused instead along the corridor of Route 66, which was becoming increasingly accessible (Janus 1979).

Along with the rest of the state, Flagstaff experienced a growth spurt after World War II, approximately doubling in size. Route 66 was used intensively to transport troops and materials during World War II, and following the war, the all-weather road became popular for "open road adventure" as it became more accessible for travel and recreation (Kirvan and Rogge 2006). Sawmill production increased in the 1950s and the railroad built a marshalling yard in 1957 on the east side to ship materials to the Glen Canyon Dam construction site at Page. The population of the "City in the Pines" increased 138% in the 1950s, helped by the annexation of 48 square miles in 1957–1959. It had become a college town with increasing enrollment at what had been Arizona State College. In 1966, the college became Northern Arizona University. Through the 1960s and 1970s, Flagstaff struggled to attract higher paying jobs as the timber industry collapsed. Nor could it accommodate the increased automobile traffic that came with growth. In the 1980s it had a makeover, closing the old cowboy saloons and creating upscale neighborhoods and

trendy art galleries, boutiques and bistros downtown. Tourism and the hospitality industry eventually made more money for the community than manufacturing forest products (Lucas 2010). As Flagstaff grew after World War II, the need became apparent for reasons discussed below for the expansion of city offices and facilities, including City Hall, the Police Department, and Fire Department.

4.1 FLAGSTAFF CITY COUNCIL

The Flagstaff City Council is the legislative and executive body of the City of Flagstaff. In the late 1890s and early 1900s, the City Council of Flagstaff was often limited to one to three individuals, and the office of Vice Mayor was yet to be established. This smaller size was likely a result of the smaller size of Flagstaff historically, and as the city grew the council grew to meet the increased demands and complexity. Other key players in the civic structure of the town in this early period were the Town Marshal, also elected during the town elections, and the Town Clerk.

Interest in developing an updated city charter for Flagstaff arose after Winslow, Arizona, updated their own city charter to better accommodate the city's growing needs. In May of 1958, Flagstaff, also a rapidly growing city, put together a commission to research the possibility of updating their city charter. The commission was headed by Senator Robert W. Prochnow and consisted of a 14-person board of freeholders with some input by the Flagstaff City Council, which was operating at 19 West Birch at this time. Several important topics were discussed, such as term length, the roles and responsibilities of the elected officials, and the best methods to ensure voter representation (Arizona Daily Sun 1958a).

The modern City Council size varies, but generally consists of one mayor, one vice mayor, and three to seven council members, all elected. The elected council has the authority to appoint a City Manager, who is charged with enacting the policies legislated by the council. The mayor and vice mayor are recognized as political heads of the city but are ultimately members of the legislative body and do not hold veto power. The council is responsible for setting policy, approving city budgets, and determining the city tax rates while the City Manager also oversees Sustainability, Public Affairs, Water Services, Engineering and Capital Projects, and Community Development divisions within the City of Flagstaff and reports directly to the City Council (City of Flagstaff 2025). This method of governing, known as a council-manager form of city government, was established in Flagstaff in 1958 when the city was rechartered; prior to this Flagstaff was governed by the mayor-council system (Arizona Daily Sun 1958b).

Regardless of the time period, the City Council was charged with the day-to-day running of the city, drafting policy, and crafting long-term plans for the city. Mayors often made proclamations stating that an upcoming week of the month would be dedicated to a specific cause such as cleaning up the town or

creating an employment drive to help employ the physically disabled (Arizona Daily Sun 1951). Other than acting as a notice and increasing the attention brought to a subject, these proclamations carried very little weight.

Newspaper articles show a constant stream of notices of new taxes, elections, and public hearings which carry on to, through, and past the period of significance for the studied building. Some consequential legislation that came into effect during the building's period of significance was the establishment of the first city ordinances which set Flagstaff down the path to become a Dark Sky city. The city ordinance, the Anti-Searchlight Bill, which was passed in 1958, stipulated that the commercial use of searchlights, often used for advertising or other commercial promotions, was banned within the city limits (Arizona Daily Sun 1958). In 1973, Flagstaff would implement further city ordinances which directed streetlamps and some commercial signage to direct the light downwards and minimize light scatter, further minimizing light pollution in the night sky (Arizona Daily Sun 1973). Occasionally disgruntled community members would attend meetings to protest zoning and budget proposals brough forth for various city plans (Arizona Daily Sun 1971a).

During the building's time as a civic building there were 11 Mayors:

- 1948 – 1952 Henry L. Hutchison
- 1952 – 1954 Kenneth Switzer
- 1954 – 1956 Edward T. Kerley
- 1956 – 1958 Peter J. Lindemann
- 1958 – 1960 Charles J. Saunders
- 1960 – 1968 Rollin W. Wheeler
- 1968 – 1974 Sylvan L. Harenburg
- 1974 – 1975 William S. Erwin
- 1975 – 1976 Dale Nations
- 1976 – 1980 Robert Moody
- 1980 – 1984 Paul Babbitt Jr.

The mayor position comes with a two-year term of office, but past mayors were sometimes reelected to serve additional terms, as occurred with Rollin W. Wheeler, Sylvan L. Harenburg, Robert Moody, and Paul Babbitt Jr., for instance.

Mayor Rollin W. Wheeler was a particularly notable individual, serving four sequential mayoral terms. Mayor Wheeler is the longest serving mayor in the history of Flagstaff and the first Charter Mayor to be elected after the establishment of a new City Charter in 1958, during the tenure of Mayor Saunders. Prior to Mayor Wheeler's election as mayor, he was employed as a high school teacher, coach, and counselor, a position he retained during his civic employment, as well as a City of Flagstaff council member between 1952 and 1960.

As the first mayor under the new charter, Mayor Wheeler was instrumental in shaping the role and establishing precedent for future mayors to follow. Under the new charter the mayor only had a vote in case of ties, however Mayor Wheeler would often let his preference and reasoning for a specific measure be known, even when he was unable to provide a vote for the matter. Mayor Wheeler spent much of his time in City Hall, working around the clock and was always available during times of crisis and urgency providing necessary leadership and direction. During his term Mayor Wheeler often focused on parks development and recreational programs, an interest that would be ultimately rewarded with the renaming of the Civic Plaza Park to Wheeler Park in 1984 (Arizona Daily Sun 1984).

4.2 Flagstaff Municipal Court

During the 1950s through 1980s, the building at 19 West Birch Avenue housed the Flagstaff Municipal Court. In Arizona, Municipal Courts, also known as Magistrate Courts and City Courts, have limited jurisdiction and handle minor offenses and violations within city limits, small claims, landlord-tenant disputes, and preliminary hearings for more serious crimes. Superior Courts have broader jurisdictions, handling felony trials, appeals, and can hear cases from across the state. The Superior Court, first constructed in the 1890s, is located on 200 North San Francisco Street, and is still in use today as the Coconino County Superior Court. The municipal courtrooms in 19 West Birch were located on the second floor of the building. Chief City Magistrate William C. Brady, City Magistrates Ramon Otero Jr, Associate Magistrate A. R. Brown, and Court Administrator Robert Wininger were some of the prominent judges presiding over the Flagstaff Municipal Court at 19 West Birch Avenue. In the early 1970s, the courtroom underwent remodeling. Improvements during this remodel, designed by architect Clee Edgar, include the addition of microphones, seating for the public, and seating for the council members, attorneys, city manager, clerk, and treasurer (Figure 7). The court was reported to still lack jury rooms, meaning that the entire courtroom needed to be cleared for jury deliberations. As Flagstaff continued to expand, this was no longer suitable. The Municipal Court was eventually moved to 211 West Aspen Avenue in 1985 which offered additional offices, storage spaces, jury rooms, and several divisions of courtrooms for the city to operate out of (Arizona Daily Sun 1985).

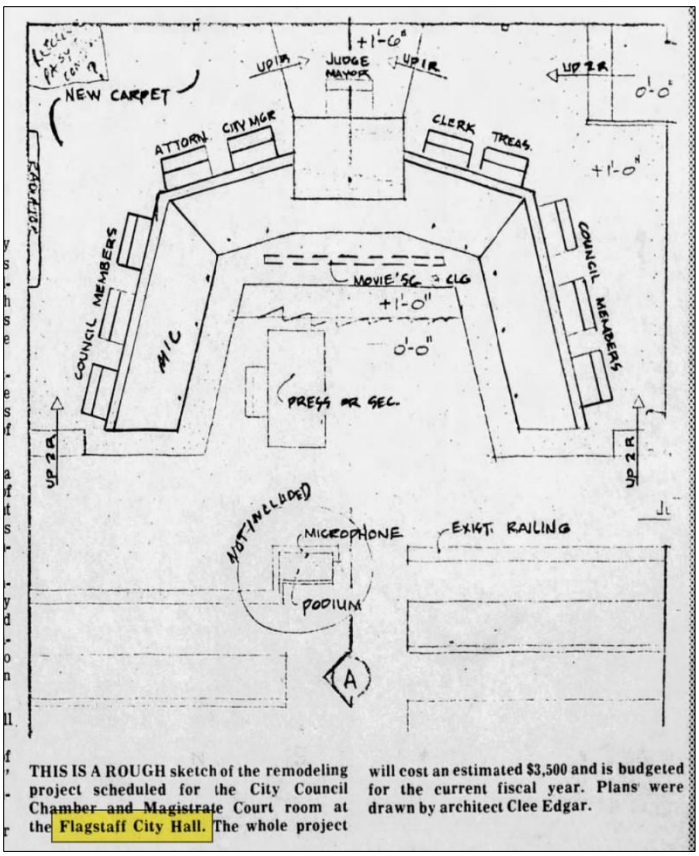


Figure 7. Remodeling plans for the Magistrate Court room at City Hall (Arizona Daily Sun 1971).

4.3 FLAGSTAFF POLICE DEPARTMENT

During the 1950s through 1970s, the building at 19 West Birch Avenue housed both the City of Flagstaff Police and Fire Departments in dedicated wings of the building. At the time, Flagstaff was small enough that all three organizations (the City Hall, Police Department, and Fire Department) were small enough to be operated out of the same building and did not require separate facilities. Prior to moving into the 19 West Birch Avenue building, all three organizations were also based in the prior City Hall building which was located a block south on 16 North Leroux Street. One of the main motivators for the construction of the 19 West Birch City Hall was the poor conditions and unacceptable subsequent treatment of the accused housed in the previous Police Department and likely court system. Additionally, the Police Department has had the longest usage of the building as they remained in the building until 2000, after the new City Hall was constructed in 1980.

The City of Flagstaff Police Department and Jail were housed in the building at 19 West Birch Avenue from 1951 until 2000, when it moved to new facilities on Sawmill Road. The jail at 19 West Birch was considered the City Jail, differentiated from the larger County Jail located on the same lot as the Coconino Superior Court. The city jail was the first facility officially completed at the 19 West Birch Avenue building, finishing in April of 1951, and began operating before the City Hall component of the building itself was completed and opened (Arizona Daily Sun 1951a). The City Jail would serve as temporary housing for arrestees as they awaited transfer to the Coconino County Jail, or as they awaited trial in the Flagstaff Municipal Court for petty crimes, low-level misdemeanors, and vehicular violations was also located at 19 West Birch Avenue. Upon its construction in 1951, the City Jail had space for a total of 47 prisoners in bunks and 10 to 20 more in a "tank", or a holding cell with no beds. The general cell block was stated to have 16 bunks, and a chain gang dormitory with 18 bunks. There were also two cells constructed for male juveniles, two cells for females, and eight cells for adult female prisoners. Additionally, one padded cell with space for one prisoner was included (Arizona Daily Sun 1951b).

By 1952 the Flagstaff Police Department consisted of nine full time police officers with three squad cars, a relatively small but well-equipped force with up-to-date equipment including radio receivers (Shock

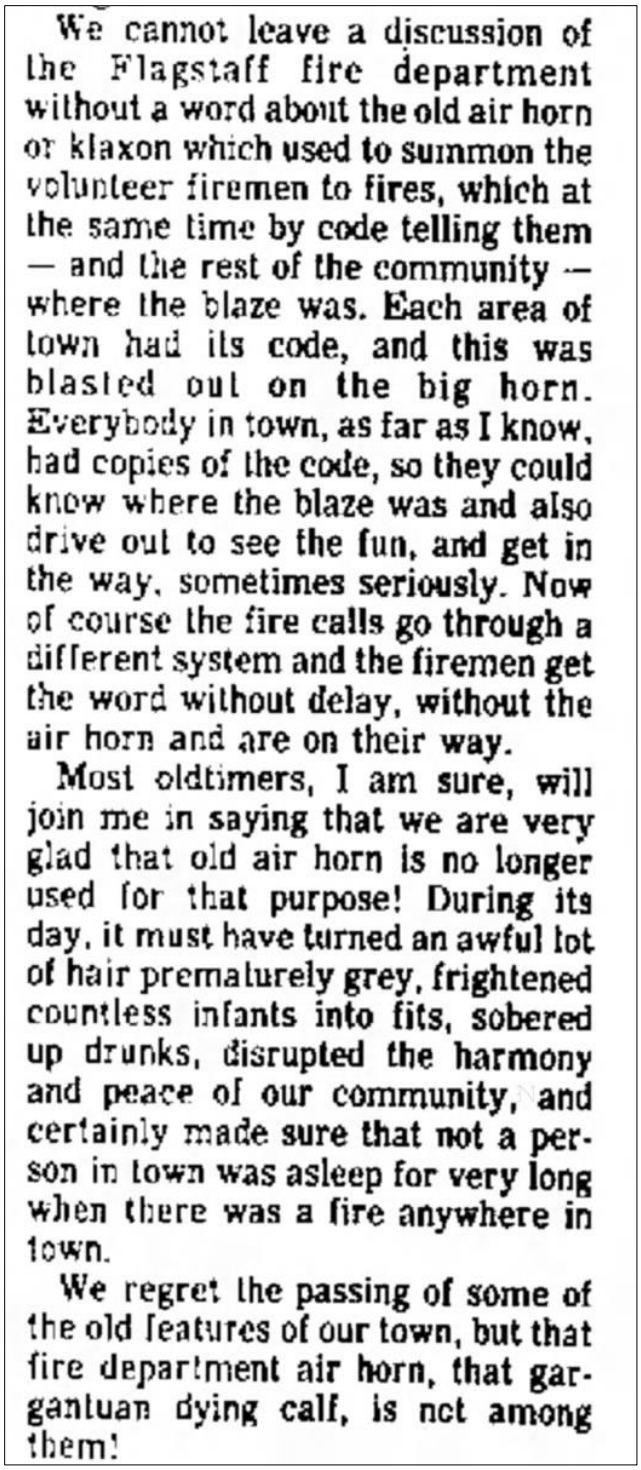
Figure 8. Police Captain Elmo Maxwell, left, presents Police Chief William Epperson, right, with a watch (Arizona Daily Sun 1960).

1952). Two Police Department Chiefs were employed during the building's period of significance. William Epperson, who served between 1945 and 1963, and Elmo Maxwell, who took over from Epperson in 1963 and acted as the Police Chief until 1980 (White 2023; Figure 8). In 1963, the original architect of the building, Robert Blakey, was commissioned by the city to expand the jail facilities and offices, to incorporate a dark room, and to update the existing plumbing and electrical systems (Arizona Daily Sun 1963; Blakey 1963). During these renovations, the exterior of the building was altered including the replacement of all windows, some of the roof, and replacing sections of the Malpais basalt façade that were deteriorating (Blakey 1963).

4.4. FLAGSTAFF FIRE DEPARTMENT

The Flagstaff Fire Department operated out of the southern wing of the 19 West Birch Avenue building, which operated as the Fire Department headquarters, and by 1952 consisted of three full-time employees and 13 volunteers, with equipment consisting of a 750 gallon per minute (gpm) pumper truck, a 500 gpm

Figure 9. A Flagstaff Fire Department firetruck pulling out of the 19 West Birch Avenue garage (Alexander 2017).



We cannot leave a discussion of the Flagstaff fire department without a word about the old air horn or klaxon which used to summon the volunteer firemen to fires, which at the same time by code telling them — and the rest of the community — where the blaze was. Each area of town had its code, and this was blasted out on the big horn. Everybody in town, as far as I know, had copies of the code, so they could know where the blaze was and also drive out to see the fun, and get in the way, sometimes seriously. Now of course the fire calls go through a different system and the firemen get the word without delay, without the air horn and are on their way.

Most oldtimers, I am sure, will join me in saying that we are very glad that old air horn is no longer used for that purpose! During its day, it must have turned an awful lot of hair prematurely grey, frightened countless infants into fits, sobered up drunks, disrupted the harmony and peace of our community, and certainly made sure that not a person in town was asleep for very long when there was a fire anywhere in town.

We regret the passing of some of the old features of our town, but that fire department air horn, that gargantuan dying calf, is not among them!

Figure 10. Newspaper article describing the enthusiastic removal of the fire horn from 19 West Birch (Arizona Daily Sun 1977).

pumper truck and two hose trailers with 500 ft of hose each (Figure 9). A fire horn, part of the original building at 19 West Birch Avenue, was mounted from 1951 through 1977 in a tower or cupula atop the roof. The fire horn would summon volunteer firemen to the scene of a blaze and alert residents to the location of a fire by sounding off a series of codes. The horn also sounded off every day at noon, making it a recognizable landmark to the people of Flagstaff for the 20 years that it was in use. Not everyone appreciated the shrill sound of the fire horn, however, and it is described in a 1977 article regarding its decommissioning: "We regret the passing of some of the old features of our town, but that fire department air horn, that gargantuan dying calf, is not among them!" (Arizona Daily Sun 1977; Figure 10). A second fire station, Fire Station No. 2, was constructed in the Sunnyside neighborhood in 1945 and serviced the eastern side of the city (Arizona Daily Sun 2010). By 1959 the Fire Department had expanded along with the city, and 23 paid employees and 17 volunteers were employed by the department, but employees worked at both this station and the east side station. Increased population and growth meant increased risk of fire, and the department responded to 177 calls in 1959. By 1964 the department had been unionized, and by 1965 increased demand necessitated a 56-hour work week for the majority of the employees. The training process for new employees became more formulized, and new fire fighters were required to attend a two-week fire academy. By 1970, yearly calls to the Fire Department exceeded 500, and the City Council noted that the current Fire Department

infrastructure was inadequate for the rising demand and plans for a third fire station were drawn up. Through 1975 demand remained roughly the same, and other than fluctuation between the 40-hour work week and 56-hour work week the department would remain the same (Arizona Daily Sun 2010). The Fire Department would operate as one of Flagstaff's fire departments out of 19 West Birch Avenue until February of 1980, when the station was closed, and a new station was constructed on the east side of Flagstaff replacing the older one constructed in 1945 (Velotta 1980).

4.5 Other Facilities and City Offices

19 West Birch Avenue also held offices for other city facilities and officials, including offices for the water department, the city engineer, and the city clerk. Residents of Flagstaff could pay their water bills in the building; participate in local and general elections as it was a designated polling location; and attend planning and zoning meetings, City Council meetings, and other public hearings to voice their opinions on proposals set forth for the city (Arizona Daily Sun 1977a; Arizona Daily Sun 1952; Mountain States Telephone and Telegraph Co. 1956). Other important city offices, such as the Flagstaff Chamber of Commerce, were at other locations.

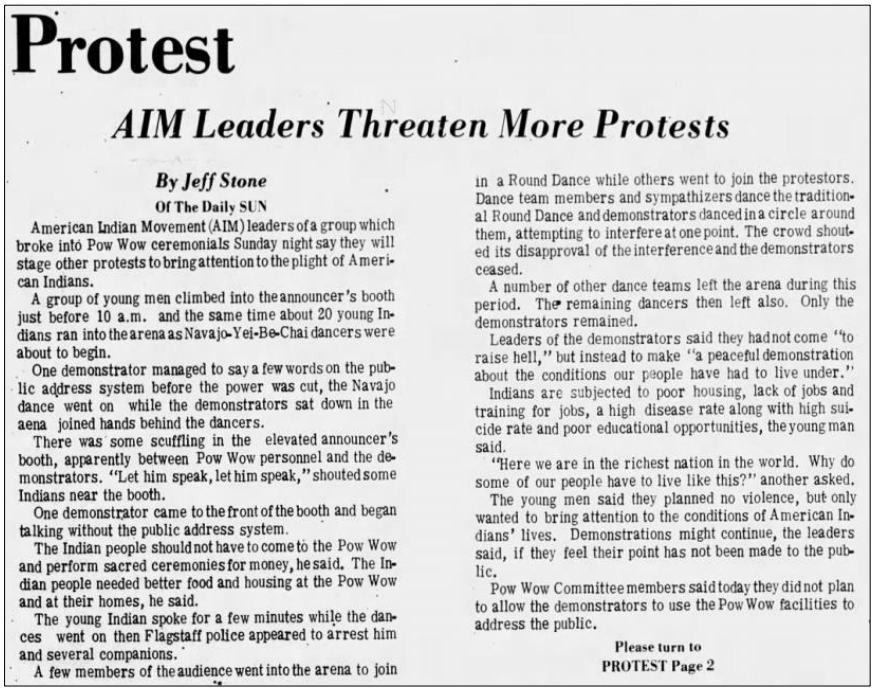
4.6 Social History

The social history and movements during the building's period of significance were a complicated time in American History with the emergence of groups associated with civil rights, anti-war protests, Vietnam War protests, the feminism movement, and the environmental movement as a small sample. The building's associated contribution or association with many of these movements was seemingly limited based on newspaper articles, oral histories, and the remaining civic records. This is not to say that these events were not occurring in Flagstaff or that these movements were not impacting the local population but rather that other locations such as the Northern Arizona University campus and the County Courthouse were more common locations for the expression. A long-time previous Flagstaff Chief of Police, Pat Madden described that during the Vietnam War, occasional demonstrators were seen walking by the building, but the larger demonstrations were being held elsewhere in town. Specifically, he remembered a large protest on San Franciso Street that had to be broken up (Pat Madden, personal communication, June 30, 2025).

One social movement that the residents of 19 West Birch were active participants in was the Native American Civil Rights Movement. Flagstaff has a long and well-documented history of discrimination against its Native American citizens and neighbors. This history is both a reflection of a larger nationwide historical context but also the result of Flagstaff being a "bordertown" to the Navajo Nation Reservation.

Practices occurring in Flagstaff during the period of significance include systemic discrimination, homelessness, predatory legal practices, redlining, stigma, exploitation, and racism.

One of the larger events that occurred in Flagstaff relating to the Native Americans Civil Rights Movement was the protest, arrest, and subsequent investigations following a protest at the 1972 All-Indian Pow Wow (Figure 11). The All-Indian Pow Wow was devised by a group of Anglo-American businessmen in 1929 with financial interests in the draw of the event. The event was initially put on by the City of Flagstaff Chamber of Commerce but went under private management around 1934 and eventually back into the hands of the city in the early 1970s. The event included Native Americans putting on traditional dances, rodeos, and selling arts and crafts. Native American tribes came from across the Southwest to participate and were primarily housed by camping at the City Park (now Thorpe Park). The event was traditionally put on around the Fourth of July and drew large crowds with upwards of 10,000 visitors (Cline n.d.). To put the economic impact into perspective the average attendance at the current Flagstaff Fourt of July celebration averages 10,000 visitors in 2025, with a local population much larger than that of the one in 1972. The event was touted as a means of acknowledging Native customs of ceremony, song, and dance but "in reality, local service organizations and the business community leveraged Native culture for profit" (Arizona Historical Society 2020).



Protest

AIM Leaders Threaten More Protests

By Jeff Stone
Of The Daily SUN

American Indian Movement (AIM) leaders of a group which broke into Pow Wow ceremonials Sunday night say they will stage other protests to bring attention to the plight of American Indians.

A group of young men climbed into the announcer's booth just before 10 a.m. and the same time about 20 young Indians ran into the arena as Navajo-Yei-Be-Chai dancers were about to begin.

One demonstrator managed to say a few words on the public address system before the power was cut, the Navajo dance went on while the demonstrators sat down in the aena joined hands behind the dancers.

There was some scuffling in the elevated announcer's booth, apparently between Pow Wow personnel and the demonstrators. "Let him speak, let him speak," shouted some Indians near the booth.

One demonstrator came to the front of the booth and began talking without the public address system.

The Indian people should not have to come to the Pow Wow and perform sacred ceremonies for money, he said. The Indian people needed better food and housing at the Pow Wow and at their homes, he said.

The young Indian spoke for a few minutes while the dances went on then Flagstaff police appeared to arrest him and several companions.

A few members of the audience went into the arena to join in a Round Dance while others went to join the protestors. Dance team members and sympathizers dance the traditional Round Dance and demonstrators danced in a circle around them, attempting to interfere at one point. The crowd shouted its disapproval of the interference and the demonstrators ceased.

A number of other dance teams left the arena during this period. The remaining dancers then left also. Only the demonstrators remained.

Leaders of the demonstrators said they had not come "to raise hell," but instead to make "a peaceful demonstration about the conditions our people have had to live under."

Indians are subjected to poor housing, lack of jobs and training for jobs, a high disease rate along with high suicide rate and poor educational opportunities, the young man said.

"Here we are in the richest nation in the world. Why do some of our people have to live like this?" another asked.

The young men said they planned no violence, but only wanted to bring attention to the conditions of American Indians' lives. Demonstrations might continue, the leaders said, if they feel their point has not been made to the public.

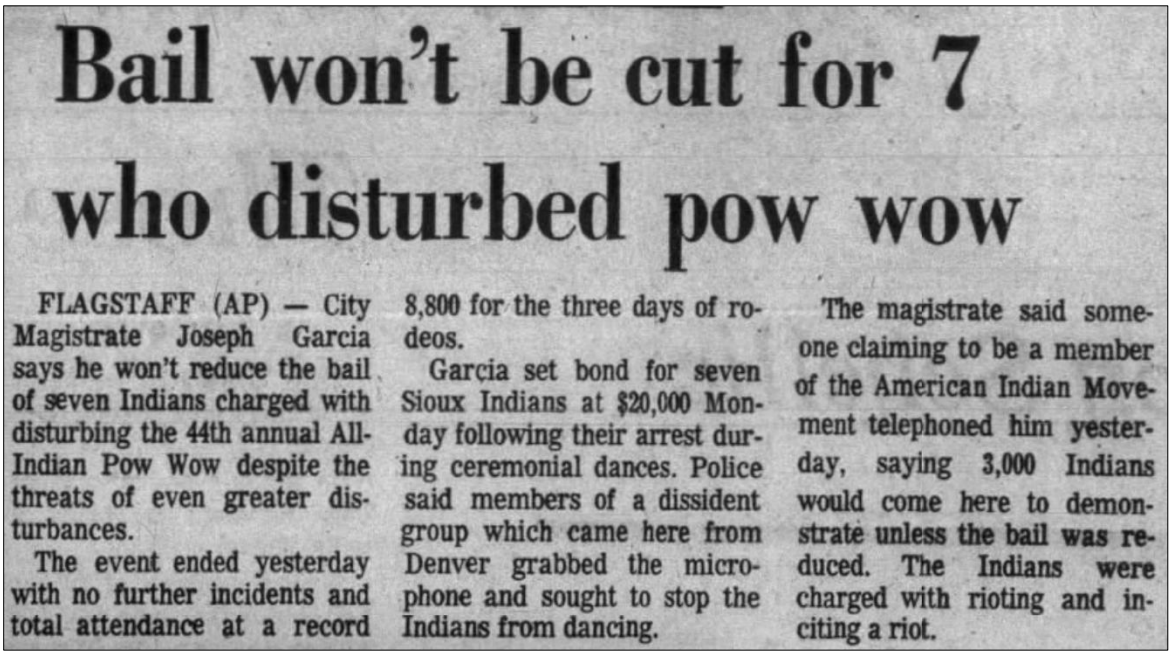
Pow Wow Committee members said today they did not plan to allow the demonstrators to use the Pow Wow facilities to address the public.

Please turn to PROTEST Page 2

Figure 11. Article describing a protest by the American Indian Movement in Flagstaff, ending with the arrest of protesters by the Flagstaff Police Department (Arizona Daily Sun 1972).

While many people remember the event fondly, the experience was anything but universal. An interview with Catherine Talakte about the Pow Wow initially describes the event as one that while exciting and full of family and reunions it was also tainted by a consistent hum of discrimination and mistreatment. Talakte discuss Natives being beaten and hauled off by the Flagstaff City Police: "even at the time I didn't think that was right- as a kid" (Talakte 2012). She specifically recalls an event where the grave of a Native American child was found buried behind the City Park during the Powwow. Talakte mentions that she did not think it was ever solved but that she knew it was there. Oddly, hundreds of newspaper articles were reviewed, and no mention of the child's death or investigation were reported.

While many of these actions were expected by participants, things took a dramatic shift during the 1972 event when members of the American Indian Movement (AIM) protested the event. It was reported that seven members of the AIM movement grabbed the microphone and tried to stop the dancing, but they were arrested and charged with rioting and inciting a riot, although no riot was reported to have occurred (Figure 12). The individuals arrested included Vernon Bellecourt, Patrick Easchief, Eduardo Molina, Rick Two Elk, Robert Burnette, Andrew Kelly, and Leroy Keams. The individuals were arrested by the Flagstaff Police Department and were likely held at 19 West Birch for a day or two until they were moved to the larger Coconino County Jail, as was the practice at the time. The individuals were initially held at $20,000 bail each, a palpably exaggerated sum for the crimes, especially considering all the felony charges were lowered to three misdemeanor charges which held a 30-day sentence for each of the arrested.



Bail won't be cut for 7 who disturbed pow wow

FLAGSTAFF (AP) — City Magistrate Joseph Garcia says he won't reduce the bail of seven Indians charged with disturbing the 44th annual All-Indian Pow Wow despite the threats of even greater disturbances.

The event ended yesterday with no further incidents and total attendance at a record 8,800 for the three days of rodeos.

Garcia set bond for seven Sioux Indians at $20,000 Monday following their arrest during ceremonial dances. Police said members of a dissident group which came here from Denver grabbed the microphone and sought to stop the Indians from dancing.

The magistrate said someone claiming to be a member of the American Indian Movement telephoned him yesterday, saying 3,000 Indians would come here to demonstrate unless the bail was reduced. The Indians were charged with rioting and inciting a riot.

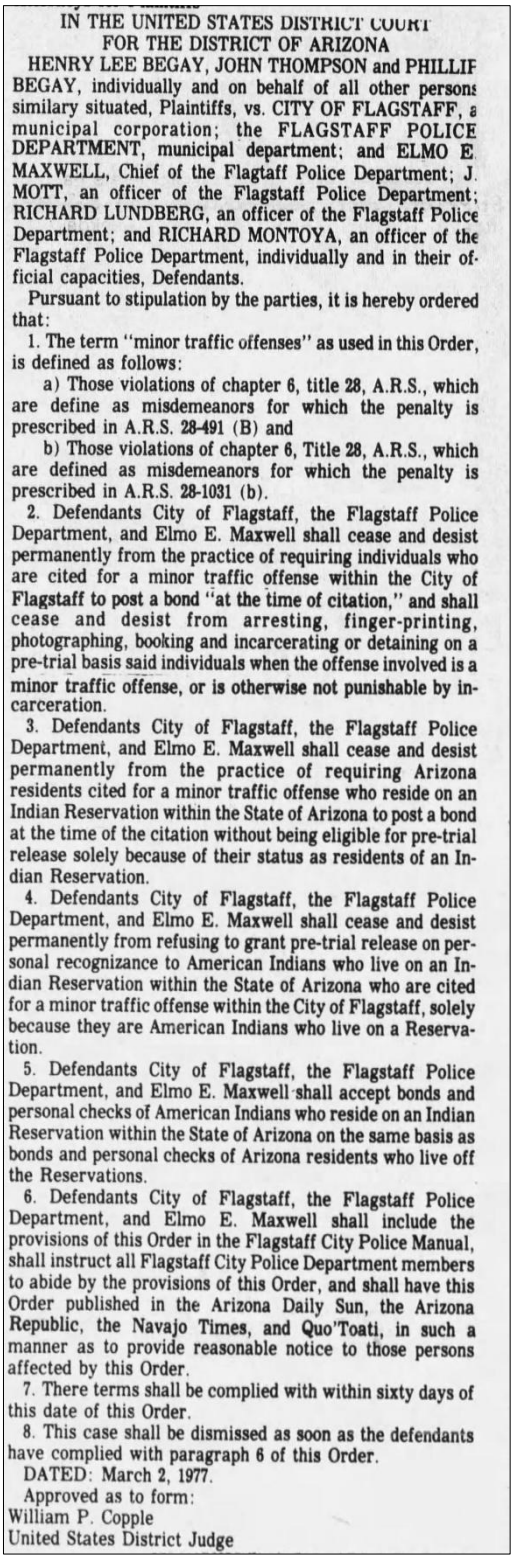
Figure 12. Newspaper article describing bail for the AIM protestors. Tucson Citizen July 5, 1972.

Following the release of the seven individuals, AIM started small protests in other towns in Arizona and gave testimony of their mistreatment by the City of Flagstaff to agencies in Phoenix calling for investigations. This prompted several investigations into the treatment of Native Americans by the City of Flagstaff, and more specifically the Flagstaff Police Department and Municipal Courts.

In 1972, the U.S. Commission on Civil Rights held public hearing in Albuquerque, New Mexico and Phoenix, Arizona. A report summarizing these testimonies indicated that little testimony was given at the Phoenix hearings regarding police brutality, with the exception of the 1972 AIM protest in Flagstaff where "protesters were reportedly subjected to excessive bail ($25,000 apiece), racial slurs, and police brutality" (U.S. Commission on Civil Rights 1973:40).

This Commission report and the actions against the AIM protestors instigated an investigation of the Flagstaff Municipal Court and Flagstaff Police Department in 1975. While other towns were investigated, the report was aimed at Flagstaff in the end as the committee felt "the city best illustrated the problems the confront American Indians from arrest through sentencing" (Arizona Advisory Committee 1977:iii). The initial investigation was met with challenges as the commission found very few Native Americans were willing to come forward to discuss their interactions with police officers or officers of the court either because they did not want to resurrect a bad memory or feared reprisals from law enforcement (Arizona Advisory Commission 1977:9). However, several documented cases of predatory practices, brutality, racism, and discrimination were presented.

One incident included John Thompson, Sr. a Native American who was pulled over for driving on the wrong side of the road and the Flagstaff Police Officer demanded $12 with no citation being presented. When Mr. Thompson stated he only had $7, he was told that if he didn't produce $12 in five minutes he would be taken to jail. Mr. Thompson's wife who was with him found a friend to write a check for $5, but the police officer would not accept the check and arrested Mr. Thompson, then stated he was intoxicated, and brought him to jail. Due to the arrest and incarceration on a minor traffic offense, Mr. Thomspon sought out legal counsel. His counsel, Mr. Gibson wrote the Chief of Police, discussing how steps were missed in the arrest process but also expressed discomfort with the intoxication allegation that only appeared after Mr. Thompson could not produce the full $12. This was a damaging claim against Mr. Thomspon who had been the minister of a church for 28 years. Chief Maxwell responded in summary with: "It is regretful that Mr. Thompson feels he was abused both verbally and physically, however this was not the intention of the officer. Also, there are always two sides to every story." When asked about this incident by the Arizona Advisory Committee, Chief Maxwell stated "if they had a complaint they should go to court" (Arizona Advisory Commission 1977:10), which Mr. Thompson did in 1975.



IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF ARIZONA

HENRY LEE BEGAY, JOHN THOMPSON and PHILLIP BEGAY, individually and on behalf of all other persons similary situated, Plaintiffs, vs. CITY OF FLAGSTAFF, a municipal corporation; the FLAGSTAFF POLICE DEPARTMENT, municipal department; and ELMO E. MAXWELL, Chief of the Flagtaff Police Department; J. MOTT, an officer of the Flagstaff Police Department; RICHARD LUNDBERG, an officer of the Flagstaff Police Department; and RICHARD MONTOYA, an officer of the Flagstaff Police Department, individually and in their official capacities, Defendants.

Pursuant to stipulation by the parties, it is hereby ordered that:

1. The term "minor traffic offenses" as used in this Order, is defined as follows:

a) Those violations of chapter 6, title 28, A.R.S., which are define as misdemeanors for which the penalty is prescribed in A.R.S. 28-491 (B) and

b) Those violations of chapter 6, Title 28, A.R.S., which are defined as misdemeanors for which the penalty is prescribed in A.R.S. 28-1031 (b).

2. Defendants City of Flagstaff, the Flagstaff Police Department, and Elmo E. Maxwell shall cease and desist permanently from the practice of requiring individuals who are cited for a minor traffic offense within the City of Flagstaff to post a bond "at the time of citation," and shall cease and desist from arresting, finger-printing, photographing, booking and incarcerating or detaining on a pre-trial basis said individuals when the offense involved is a minor traffic offense, or is otherwise not punishable by incarceration.

3. Defendants City of Flagstaff, the Flagstaff Police Department, and Elmo E. Maxwell shall cease and desist permanently from the practice of requiring Arizona residents cited for a minor traffic offense who reside on an Indian Reservation within the State of Arizona to post a bond at the time of the citation without being eligible for pre-trial release solely because of their status as residents of an Indian Reservation.

4. Defendants City of Flagstaff, the Flagstaff Police Department, and Elmo E. Maxwell shall cease and desist permanently from refusing to grant pre-trial release on personal recognizance to American Indians who live on an Indian Reservation within the State of Arizona who are cited for a minor traffic offense within the City of Flagstaff, solely because they are American Indians who live on a Reservation.

5. Defendants City of Flagstaff, the Flagstaff Police Department, and Elmo E. Maxwell shall accept bonds and personal checks of American Indians who reside on an Indian Reservation within the State of Arizona on the same basis as bonds and personal checks of Arizona residents who live off the Reservations.

6. Defendants City of Flagstaff, the Flagstaff Police Department, and Elmo E. Maxwell shall include the provisions of this Order in the Flagstaff City Police Manual, shall instruct all Flagstaff City Police Department members to abide by the provisions of this Order, and shall have this Order published in the Arizona Daily Sun, the Arizona Republic, the Navajo Times, and Quo'Toati, in such a manner as to provide reasonable notice to those persons affected by this Order.

7. There terms shall be complied with within sixty days of this date of this Order.

8. This case shall be dismissed as soon as the defendants have complied with paragraph 6 of this Order.

DATED: March 2, 1977.

Approved as to form:
William P. Copple
United States District Judge

Figure 13. Newspaper article stating the result of suit against City of Flagstaff and Flagstaff Police Department for false arrests and unjust treatment of Native Americans (Arizona Daily Sun 1977).

The court case, Henry Lee Begay, John Thompson, and Phillip Begay vs. City of Flagstaff, Flagstaff Police Department, Elmo Maxwell as Flagstaff Police Chief, and J. Mott an officer of the Flagstaff Police Department, was filed in Federal Court in 1975 but dismissed in 1977 on the condition that several regular practices of the Flagstaff Police Department cease and desist within sixty days. Those practices that were found to be occurring and ordered to stop included (Figure 13):

- Requiring individuals who are cited for minor traffic offenses within the City of Flagstff to post bond "at the time of citation"
- Arresting, finger-printing, photographing, booking, and incarcerating pre-trial individuals for offenses that are not punishable by incarceration
- Requiring residents of Reservations to post bond without being eligible for pre-trial release solely because of their status as Native Americans
- Not accepting the same tender (e.g. checks) from Native Americans for bond

Another civil rights violation found during the Arizona Advisory Commission's investigation was that of Norman Jensen, a Navajo who was attending a summer school at Northern Arizona University. During the predawn hours of 1975, and NAU security officer broke into Jensen's room without a warrant and arrested him on rape without providing any Miranda rights. He was not allowed to clothe himself and was taken to the Flagstaff Community Hospital and then the Coconino County Jail, although his arrest was conducted by the Flagstaff Police Department. That evening after protesting his treatment, he was informed verbally by the Flagstaff Police Department that he must sign a waiver releasing the

Flagstaff Police Department of any liability for false arrest or they would not release him. He agreed and signed the waiver so that he could go home. The Flagstaff Police Department told Jensen at that time that his arrest was a mistake and would not appear in the newspaper. Regardless of these promises or the fact that his arrest was unlawful, it was reported and published in the Arizona Daily Sun on July 29, 1975, and was something that followed Jensen through his life despite having committed no crime.

In addition to these specific cases, the investigation found that Native American arrests were excessive compared to their proportion of the population. Approximately, 40% of individuals arrested by the City of Flagstaff were Native American, although they only represented 5.1% of the population. The discrimination occurring at 19 West Birch were not limited to the Police Department but were also found to be prevalent in the Municipal Court system as well. Primary issues were continuations of illegal police practices, but other concerns noted by the investigation included:

- None of the judges or magistrates were attorneys or had attended law school; only Judge Brady and Judge Garcia had any legal training and constituted one-week judicial conferences.
- Over 93% of defendants in one of the observed courts plead guilty and were overwhelmingly Native American
- En Masse arraignments with no interpreters for non-English speaking Native Americans
- Lack of access to public counsel
- Enforcement of illegal bonds
- Disproportionate dismissal of Native Americans as jurors

At the time that this report was released, a report by the northern chapter of ACLU on the 1976 Flagstaff Pow Wow was included as an appendix. This report included observations on what improvements had been made by the Flagstaff Municipal Court and Flagstaff Police Department regarding treatment of Native Americans. The report felt that the Municipal Court, specifically Judge Brady, had made serious efforts to address the concerns of the ACLU and Arizona Advisory Commission. The report did feel that Judge Brown was still refusing release without bond and less consistent in dismissing questionable charges. Additionally, translators were available for County arrests but still not those in the City.

The ACLU report found vast improvements in the Sherrif's Department and the booking process at County Jail. However, this praise did not extend entirely to the Flagstaff Police Department who appeared divided on enacting the requested civil rights changes. Excessive force was the first topic discussed, and examples were provided from the event. On July 2, 1976, the arrest of a Native American Harold Micahel

Adams was observed by ACLU observers. During this arrest, Flagstaff city police officers surrounded the suspect, shoved him, pushed him, and shouted slurs at him. After the third incident Mr. Adams pointed a finger at a police officer to try to get them to stop and he was subsequently "knocked to the floor and physically abused for a length of time far beyond what would have been necessary to subdue even a violent prisoner," (Arizona Advisory Commission 1977:B-2). The attack was violent and disturbing enough that another law enforcement official was heard saying "this has to stop."

The ACLU report also discusses observing discriminatory arrest practices such as Native Americans being arrested for drinking from open containers while standing next to white residents who were not arrested for the same action.

5.0 Site and Building History

In 1886 the Atlantic and Pacific Railroad Company transferred a large swathe of land containing the subject property to M.E. Daggs, a member of a prominent sheepherder family in Flagstaff. In 1891, Lots 16, 17 and 18 of Block 19 were under the ownership of John Daggs and Belle Daggs, who sold the property to W. Averill Daggs. The following years saw Lots 16, 17, and 18 change hands numerous times due to a variety of lawsuits, ultimately going to Hugh McCrum in 1898 as a result of a lawsuit between the Daggs family and himself over delinquent payments. McCrum would then sell the lots to J. W. Francis in 1899, who retained the lots until 1903 when they were sold to Hugh Campbell. Campbell retained the property until 1917, when it was sold to John C. Kelly. Kelly would keep ownership of the property until the lots were transferred to the First National Bank of Arizona. The other lots which pertain to the property, Lots 13, 14, and 15, were sold back and forth during the early 1890s, swapping hands from the Daggs, to the Riordan Merchant Company, to Henry Fulton in 1894, who also held property in the adjacent lots to the east of the studied building. The same year, Fulton would receive a tax certificate from the Territory of Arizona against the lots. Ownership after this juncture is unclear due to missing or incomplete records until the 1950s, when the City of Flagstaff acquired the lots prior to the construction of the studied building.

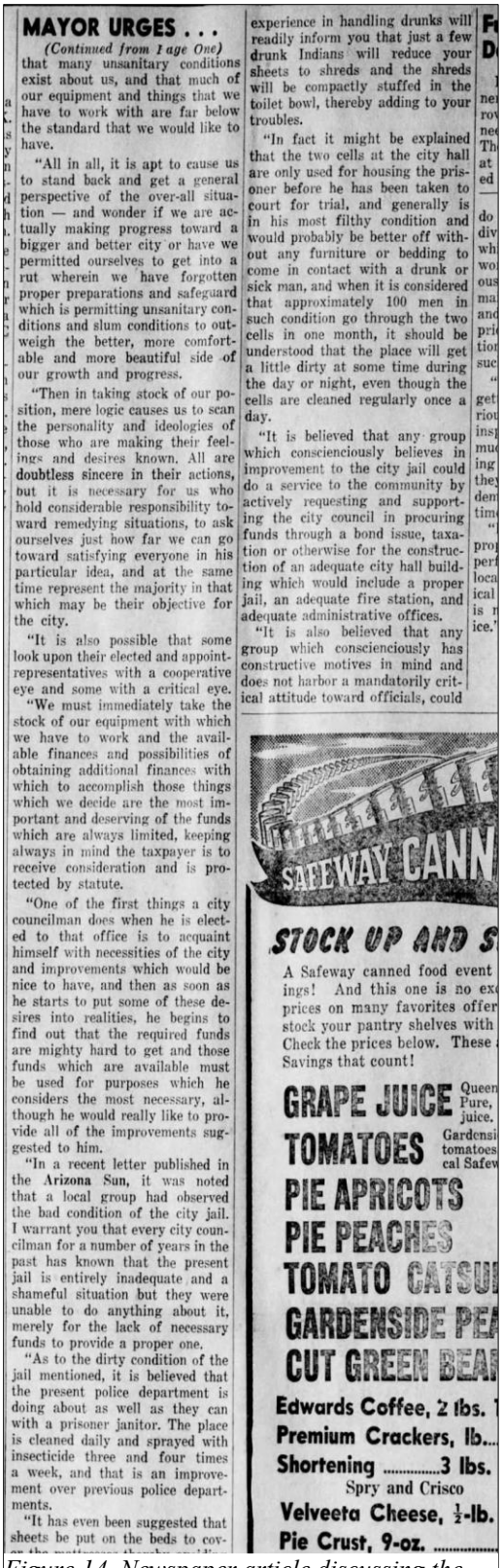
The old City Hall building with associated wings/additions is currently the only building located in the study area (APN 100-10-004-A). Several different, older buildings were located in the parcel from at least 1890 through 1948, according to Sanborn maps from 1890, 1892; 1895, 1901, 1910 1916, and 1948, as well as the 1919–1925 City of Flagstaff plat map (Figure 17; Figure 18; Figure 19; Figure 20; Figure 21; Figure 22; Figure 23). A large three-room stable building existed on the property from at least 1890 to at least 1916 before it was removed. Between 1890 and 1892 two small outbuildings, possibly sheds, are

present on the east side of the parcel. In 1916 two cabins were present on the property, though they appear to have been demolished by 1948. The 1948 Sanborn map shows a two-room dry cleaning building as being present in the northwest corner of the property.

The subject property was constructed between 1950 and 1951 to replace the old City Hall (Photograph 2), which was previously located at 16 North Leroux Street. Work began on July 17, 1950, after the contract for the construction was awarded to King-Hoover Construction of Phoenix, Arizona for $152,692.00 and the jail equipment was awarded to Decatur Iron and Steel Company of Decatur, Alabama for $25,447.00 (Arizona Daily Sun 1950). However, no information on who specifically assisted in the creation of the stone façade was found in any of the historic research.

A new City Hall was commissioned due to the poor conditions at the old City Hall and the need for more space as Flagstaff continued to grow starting as early as 1949. A poor rating of the unsanitary conditions at the Police Department were also cited contributing to the need for a new City Hall, and while the City supported the need for improved facilities it did state that the unsanitary conditions were not the fault of the department but blamed the Native Americans held there (Arizona Daily Sun 1949; Figure 14). The new City Hall was officially opened at the end of 1951. The old City Hall building was no longer in use by city officials by 1952, when private businesses moved into the building. The construction of the new City Hall was funded in part by a bond issue and the city's postwar projects fund. The new City Hall is typically referenced with the address 120 North Beaver Street, since the building's main entrance is on this street.

Photograph 2. Photograph of the initial stages of construction of City Hall in 1951 (Babbitt 1950).



MAYOR URGES . . .

(Continued from Page One)

that many unsanitary conditions exist about us, and that much of our equipment and things that we have to work with are far below the standard that we would like to have.

"All in all, it is apt to cause us to stand back and get a general perspective of the over-all situation — and wonder if we are actually making progress toward a bigger and better city or have we permitted ourselves to get into a rut wherein we have forgotten proper preparations and safeguard which is permitting unsanitary conditions and slum conditions to outweigh the better, more comfortable and more beautiful side of our growth and progress.

"Then in taking stock of our position, mere logic causes us to scan the personality and ideologies of those who are making their feelings and desires known. All are doubtless sincere in their actions, but it is necessary for us who hold considerable responsibility toward remedying situations, to ask ourselves just how far we can go toward satisfying everyone in his particular idea, and at the same time represent the majority in that which may be their objective for the city.

"It is also possible that some look upon their elected and appointrepresentatives with a cooperative eye and some with a critical eye.

"We must immediately take the stock of our equipment with which we have to work and the available finances and possibilities of obtaining additional finances with which to accomplish those things which we decide are the most important and deserving of the funds which are always limited, keeping always in mind the taxpayer is to receive consideration and is protected by statute.

"One of the first things a city councilman does when he is elected to that office is to acquaint himself with necessities of the city and improvements which would be nice to have, and then as soon as he starts to put some of these desires into realities, he begins to find out that the required funds are mighty hard to get and those funds which are available must be used for purposes which he considers the most necessary, although he would really like to provide all of the improvements suggested to him.

"In a recent letter published in the Arizona Sun, it was noted that a local group had observed the bad condition of the city jail. I warrant you that every city councilman for a number of years in the past has known that the present jail is entirely inadequate and a shameful situation but they were unable to do anything about it, merely for the lack of necessary funds to provide a proper one.

"As to the dirty condition of the jail mentioned, it is believed that the present police department is doing about as well as they can with a prisoner janitor. The place is cleaned daily and sprayed with insecticide three and four times a week, and that is an improvement over previous police departments.

"It has even been suggested that sheets be put on the beds to cov-

experience in handling drunks will readily inform you that just a few drunk Indians will reduce your sheets to shreds and the shreds will be compactly stuffed in the toilet bowl, thereby adding to your troubles.

"In fact it might be explained that the two cells at the city hall are only used for housing the prisoner before he has been taken to court for trial, and generally is in his most filthy condition and would probably be better off without any furniture or bedding to come in contact with a drunk or sick man, and when it is considered that approximately 100 men in such condition go through the two cells in one month, it should be understood that the place will get a little dirty at some time during the day or night, even though the cells are cleaned regularly once a day.

"It is believed that any group which conscienciously believes in improvement to the city jail could do a service to the community by actively requesting and supporting the city council in procuring funds through a bond issue, taxation or otherwise for the construction of an adequate city hall building which would include a proper jail, an adequate fire station, and adequate administrative offices.

"It is also believed that any group which conscienciously has constructive motives in mind and does not harbor a mandatorily critical attitude toward officials, could

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PIE APRICOTS
PIE PEACHES
TOMATO CATSU
GARDENSIDE PE
CUT GREEN BEA

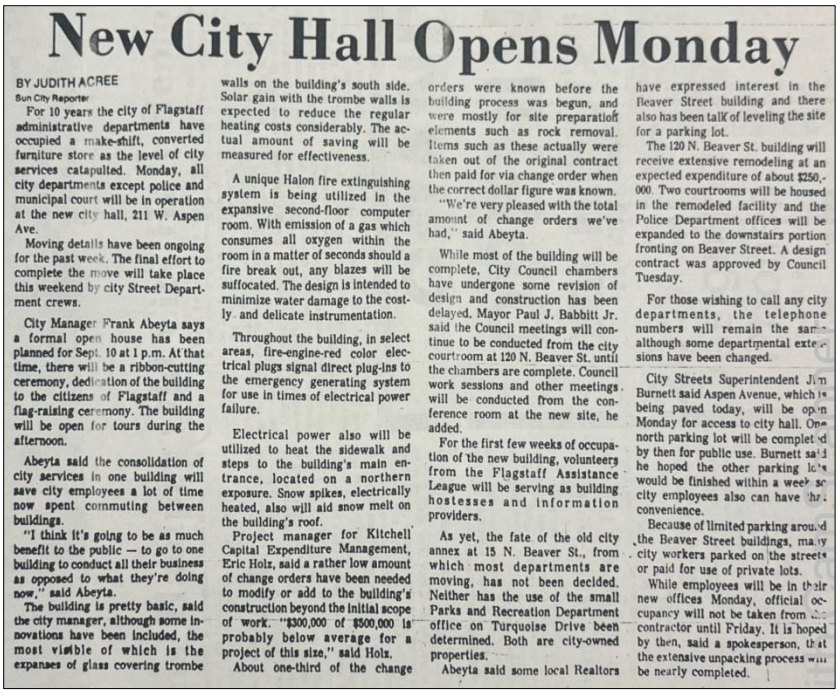
Edwards Coffee, 2 lbs.
Premium Crackers, lb...
Shortening .....3 lbs.
Spry and Crisco
Velveeta Cheese, ½-lb.
Pie Crust, 9-oz. .....

Figure 14. Newspaper article discussing the need for a new City Hall and the conditions of the Police Department (Arizona Daily Sun

Newspaper articles discuss the construction of the City Hall building beginning in July of 1950, construction was completed in 1951, and the first City Hall meeting was held in December of that year (Arizona Daily Sun 1950; 1951). The building is visible in a 1956 Sanborn map in approximately its current form (Figure 24). The building is visible in a 1959 aerial photograph in approximately its current form, apart from some differing roof utilities and the installation of a canopy in the southeast corner of the building (Figure 25; Faure 1959).

In 1982 a decision was made by the Flagstaff City Council to construct a new City Hall, located at 211 West Aspen Avenue (Arizona Daily Sun 1982). The decision was made because of outdated facilities at 19 West Birch, and the lack of space and accessibility to the disabled in the courtrooms. Additionally, many city officials' offices were located throughout downtown Flagstaff, dispersed randomly in makeshift offices, making it difficult for city officials to commute and communicate as they were traveling between buildings and offices constantly. The new City Hall would consolidate city services into one building (Arizona Daily Sun 1982a; Figure 15). The new City Hall would also solve parking issues downtown, as city officials were parking on the streets, or in paid lots, and the new City Hall plans had a large employee parking lot, offering convenience to the employees, and more public parking spaces available downtown. The City Hall was completed in 1983, and the majority of city officials moved out of the 19 West Birch location. At the time of the new Citty Hall construction, the majority of government employees were working out of a makeshift, converted furniture store and other small buildings downtown. The 19 West Birch location was considered for private sale or to be levelled as a parking lot

but ultimately it was determined that they would renovate the location for continued use by the Police Department and Municipal Court. The building underwent major renovations in 1982, totaling over $250,000. These renovations included making the building accessible with the addition of wheelchair ramps and an elevator (the Americans with Disabilities Act [ADA] would be passed in 1990), as well as updating heating systems, adding two court rooms, and removing the bay doors that housed fire engines (Arizona Daily Sun 1981; Arizona Daily Sun 1982; Arizona Daily Sun 1985a; Figure 16). The Police Department and Jail would remain until 2000, when the department began to move to new facilities located on Sawmill Road. After the relocation of the Police Department, the building ceased to be a civic building and would be rented out to various commercial entities.



New City Hall Opens Monday

BY JUDITH ACREE
Sun City Reporter

For 10 years the city of Flagstaff administrative departments have occupied a make-shift, converted furniture store as the level of city services catapulted. Monday, all city departments except police and municipal court will be in operation at the new city hall, 211 W. Aspen Ave.

Moving details have been ongoing for the past week. The final effort to complete the move will take place this weekend by city Street Department crews.

City Manager Frank Abeyta says a formal open house has been planned for Sept. 10 at 1 p.m. At that time, there will be a ribbon-cutting ceremony, dedication of the building to the citizens of Flagstaff and a flag-raising ceremony. The building will be open for tours during the afternoon.

Abeyta said the consolidation of city services in one building will save city employees a lot of time now spent commuting between buildings.

"I think it's going to be as much benefit to the public — to go to one building to conduct all their business as opposed to what they're doing now," said Abeyta.

The building is pretty basic, said the city manager, although some innovations have been included, the most visible of which is the expanses of glass covering trombe walls on the building's south side. Solar gain with the trombe walls is expected to reduce the regular heating costs considerably. The actual amount of saving will be measured for effectiveness.

A unique Halon fire extinguishing system is being utilized in the expansive second-floor computer room. With emission of a gas which consumes all oxygen within the room in a matter of seconds should a fire break out, any blazes will be suffocated. The design is intended to minimize water damage to the costly and delicate instrumentation.

Throughout the building, in select areas, fire-engine-red color electrical plugs signal direct plug-ins to the emergency generating system for use in times of electrical power failure.

Electrical power also will be utilized to heat the sidewalk and steps to the building's main entrance, located on a northern exposure. Snow spikes, electrically heated, also will aid snow melt on the building's roof.

Project manager for Kitchell Capital Expenditure Management, Eric Holz, said a rather low amount of change orders have been needed to modify or add to the building's construction beyond the initial scope of work. "$300,000 of $500,000 is probably below average for a project of this size," said Holz.

About one-third of the change orders were known before the building process was begun, and were mostly for site preparation elements such as rock removal. Items such as these actually were taken out of the original contract then paid for via change order when the correct dollar figure was known.

"We're very pleased with the total amount of change orders we've had," said Abeyta.

While most of the building will be complete, City Council chambers have undergone some revision of design and construction has been delayed. Mayor Paul J. Babbitt Jr. said the Council meetings will continue to be conducted from the city courtroom at 120 N. Beaver St. until the chambers are complete. Council work sessions and other meetings will be conducted from the conference room at the new site, he added.

For the first few weeks of occupation of the new building, volunteers from the Flagstaff Assistance League will be serving as building hostesses and information providers.

As yet, the fate of the old city annex at 15 N. Beaver St., from which most departments are moving, has not been decided. Neither has the use of the small Parks and Recreation Department office on Turquoise Drive been determined. Both are city-owned properties.

Abeyta said some local Realtors have expressed interest in the Beaver Street building and there also has been talk of leveling the site for a parking lot.

The 120 N. Beaver St. building will receive extensive remodeling at an expected expenditure of about $250,000. Two courtrooms will be housed in the remodeled facility and the Police Department offices will be expanded to the downstairs portion fronting on Beaver Street. A design contract was approved by Council Tuesday.

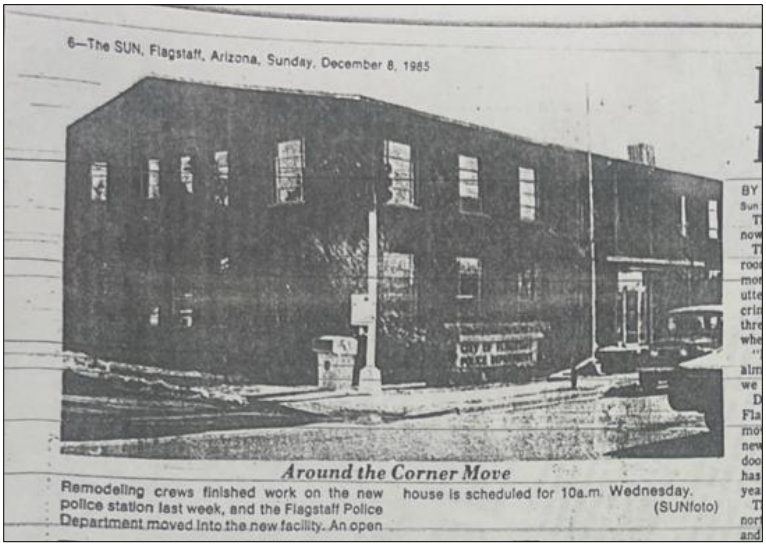
For those wishing to call any city departments, the telephone numbers will remain the same although some departmental extensions have been changed.

City Streets Superintendent Jim Burnett said Aspen Avenue, which is being paved today, will be open Monday for access to city hall. One north parking lot will be completed by then for public use. Burnett said he hoped the other parking lots would be finished within a week so city employees also can have that convenience.

Because of limited parking around the Beaver Street buildings, many city workers parked on the streets or paid for use of private lots.

While employees will be in their new offices Monday, official occupancy will not be taken from the contractor until Friday. It is hoped by then, said a spokesperson, that the extensive unpacking process will be nearly completed.

Figure 15. Newspaper article discussing the opening of new City Hall in 1982 (Arizona Daily Sun 1982).



6—The SUN, Flagstaff, Arizona, Sunday, December 8, 1985

Around the Corner Move

Remodeling crews finished work on the new police station last week, and the Flagstaff Police Department moved into the new facility. An open house is scheduled for 10a.m. Wednesday. (SUNfoto)

Figure 16. Photo showing the finished renovation of the Police Department in 1982, when the department moved locations in the building from 19 West Birch and into what used to house the municipal offices at 120 North Beaver (Arizona Daily Sun 1985a).

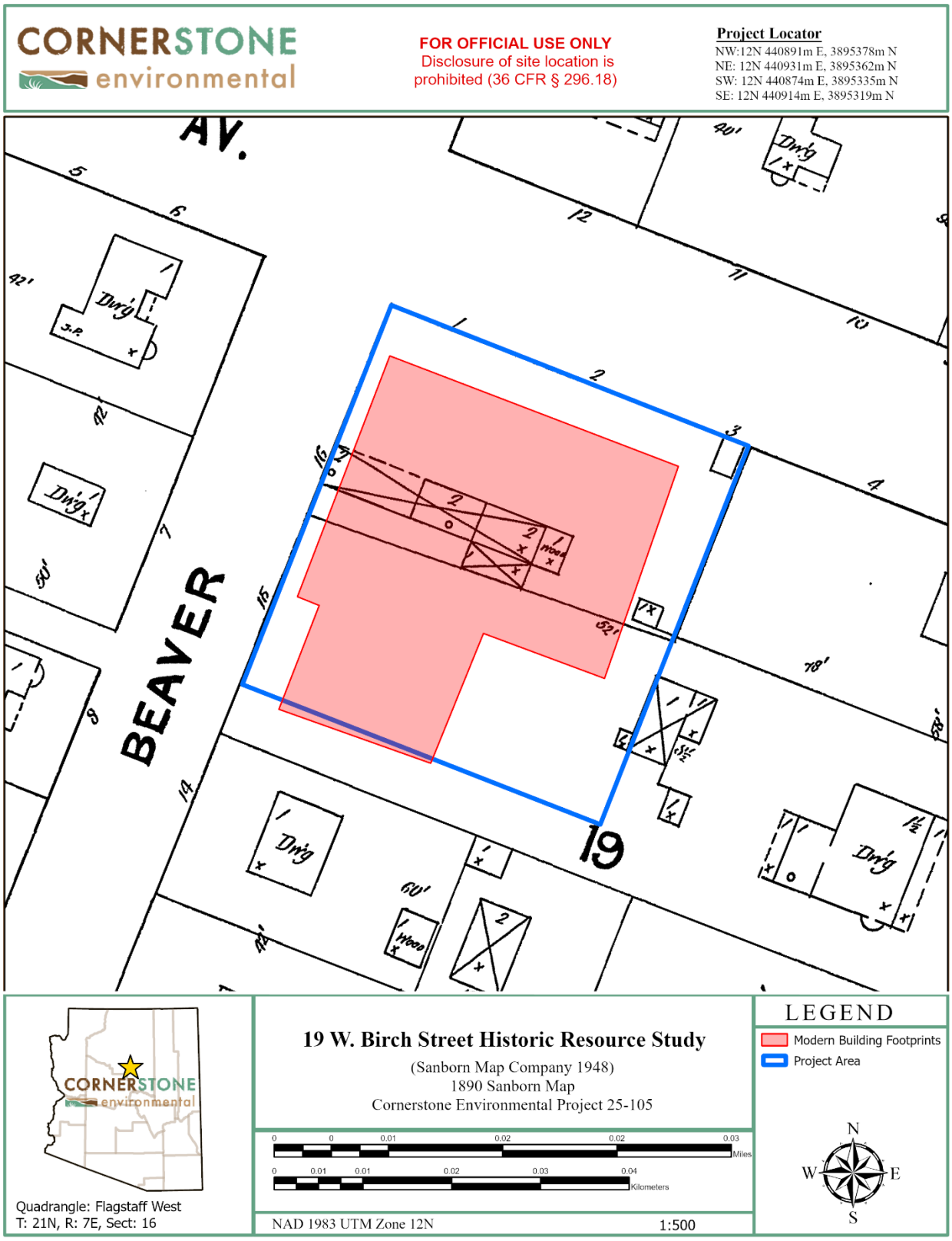


Figure 17. 1890 Sanborn map showing a horse stable and two small outbuildings on the property.

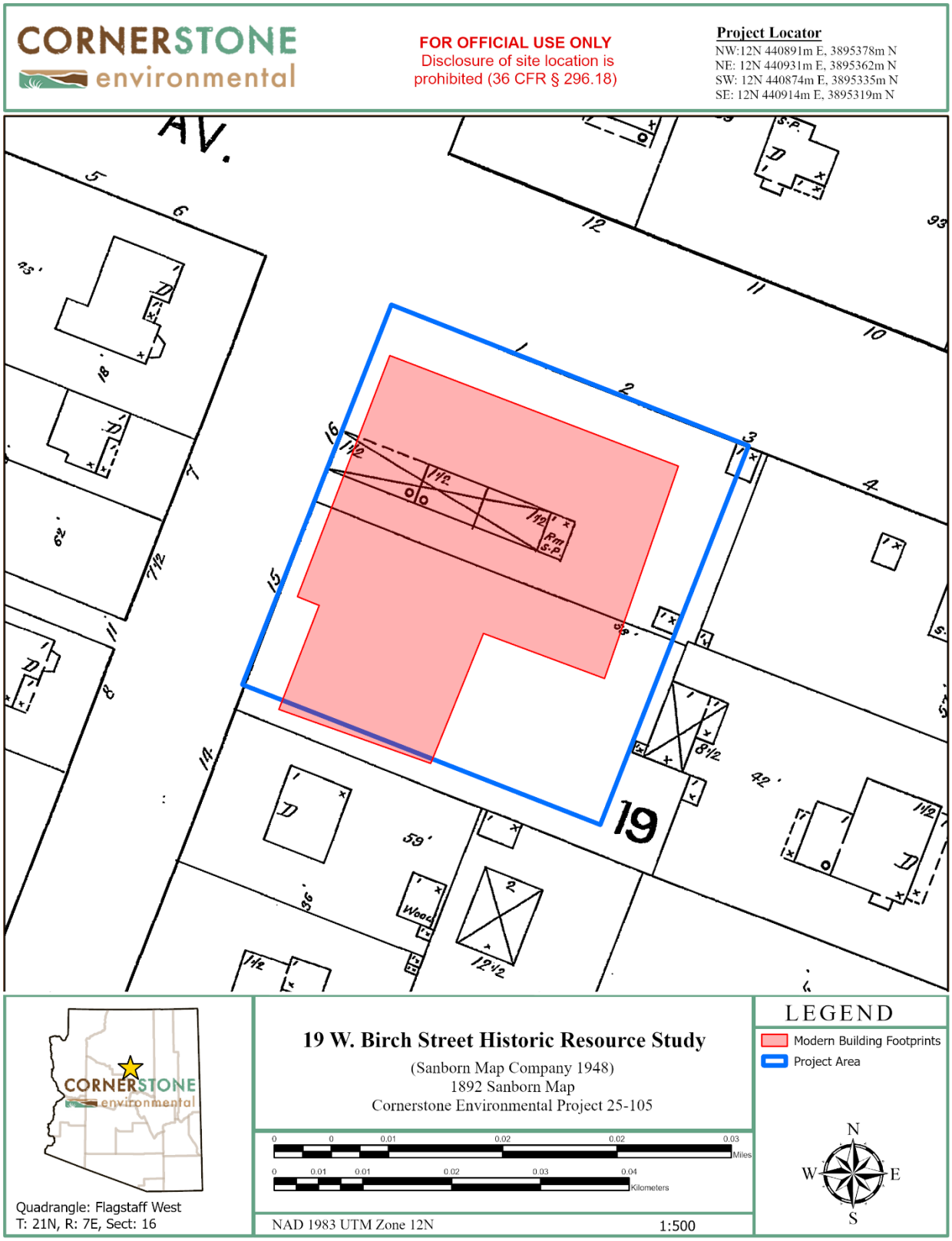


Figure 18. 1892 Sanborn map showing a horse stable and two small outbuildings on the property.

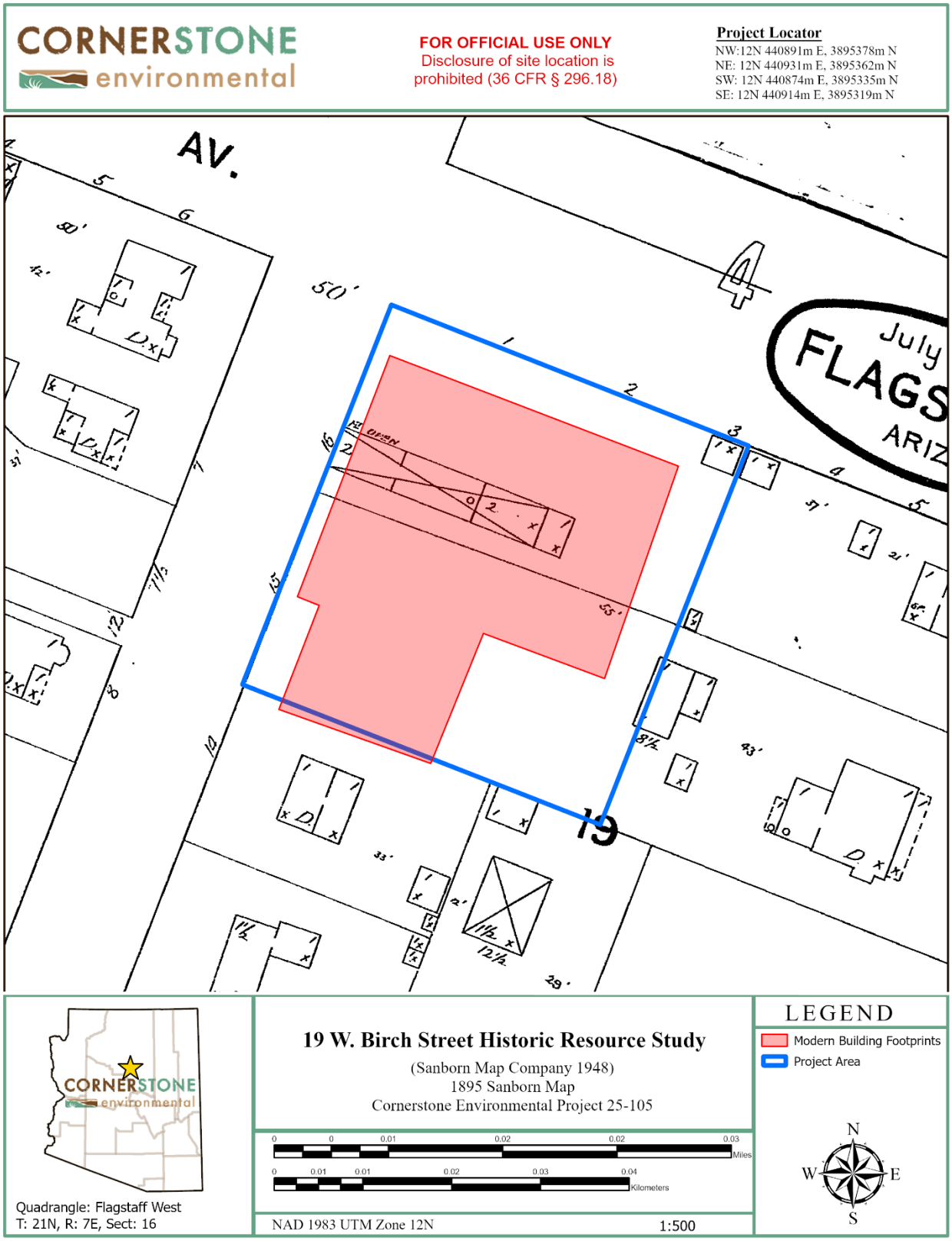


Figure 19. 1895 Sanborn map showing a horse stable and one small outbuilding on the property.

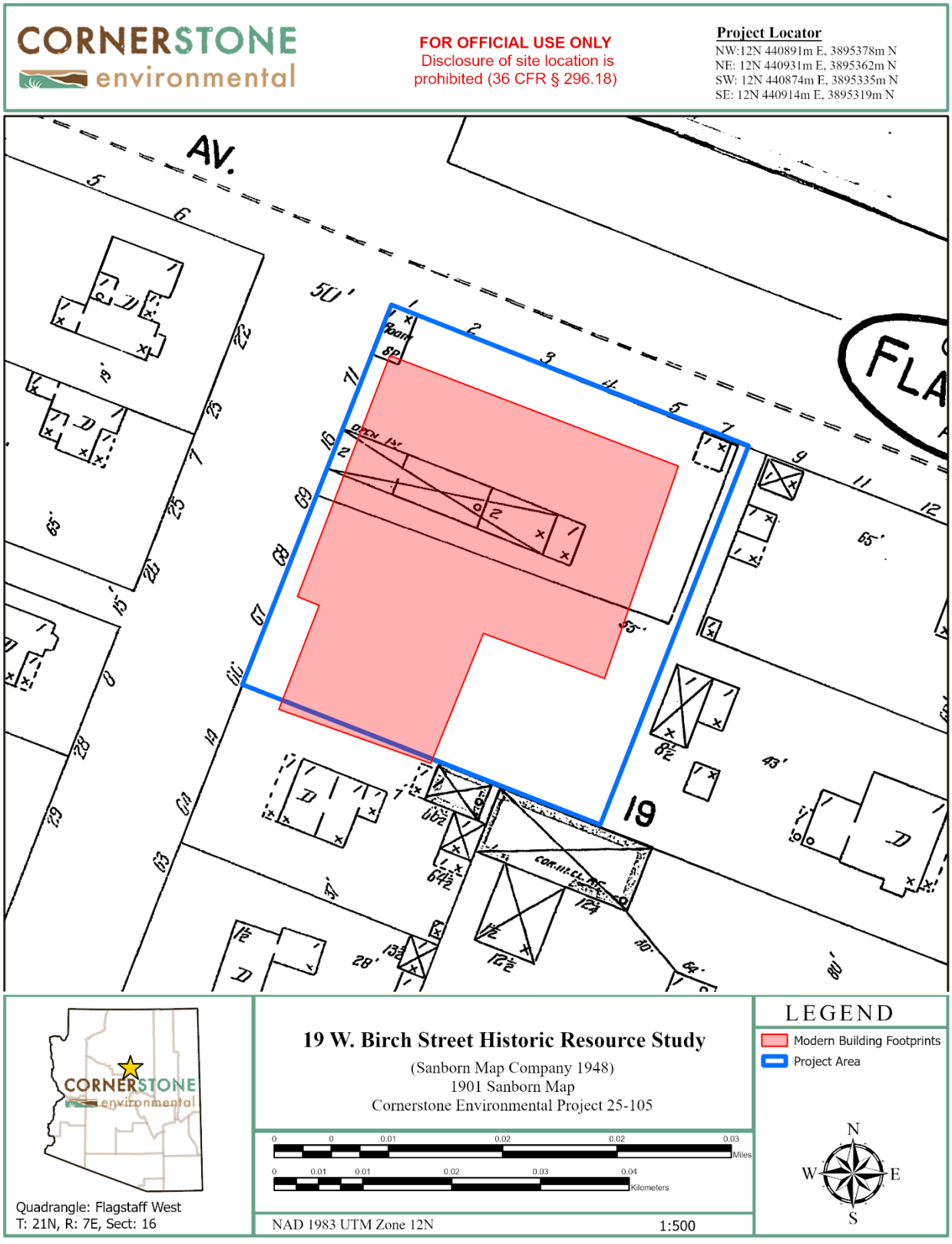


Figure 20. 1901 Sanborn map showing a horse stable, a one room structure, and a small outbuilding on the property.

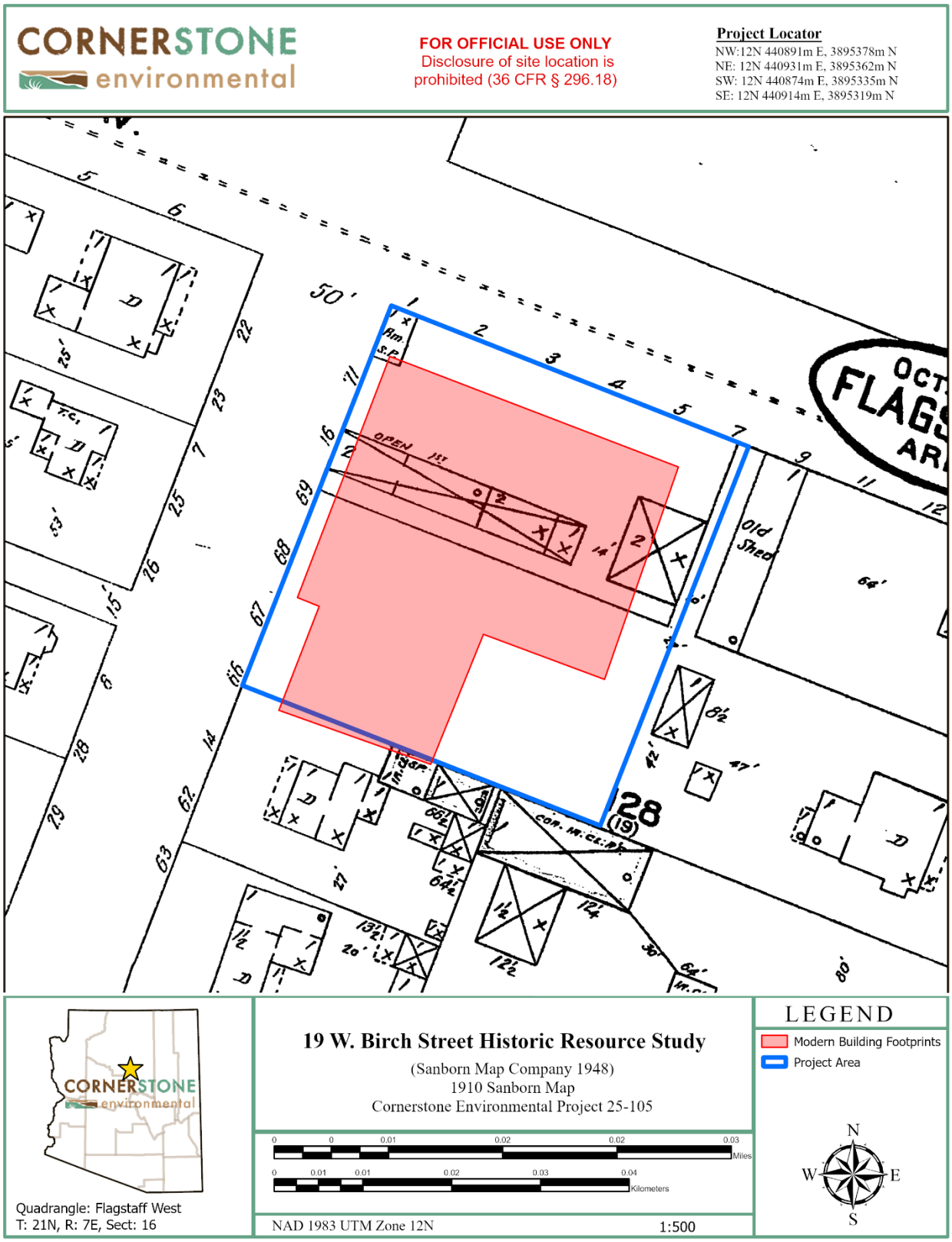


Figure 21. 1910 Sanborn map showing two horse stables and a small one room structure on the property.

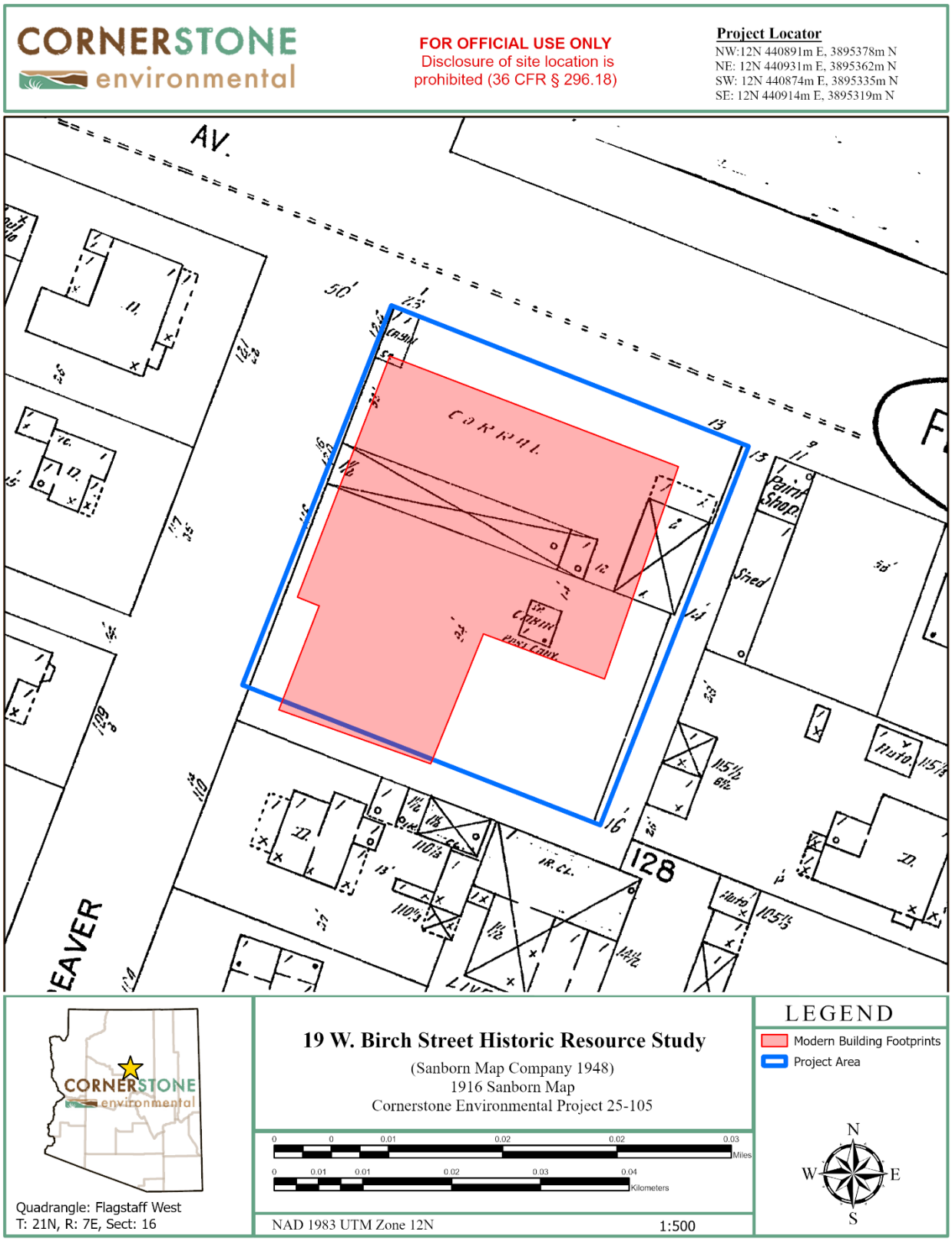


Figure 22. 1916 Sanborn map showing two horse stables, a single room structure, and a single room cabin on the property.

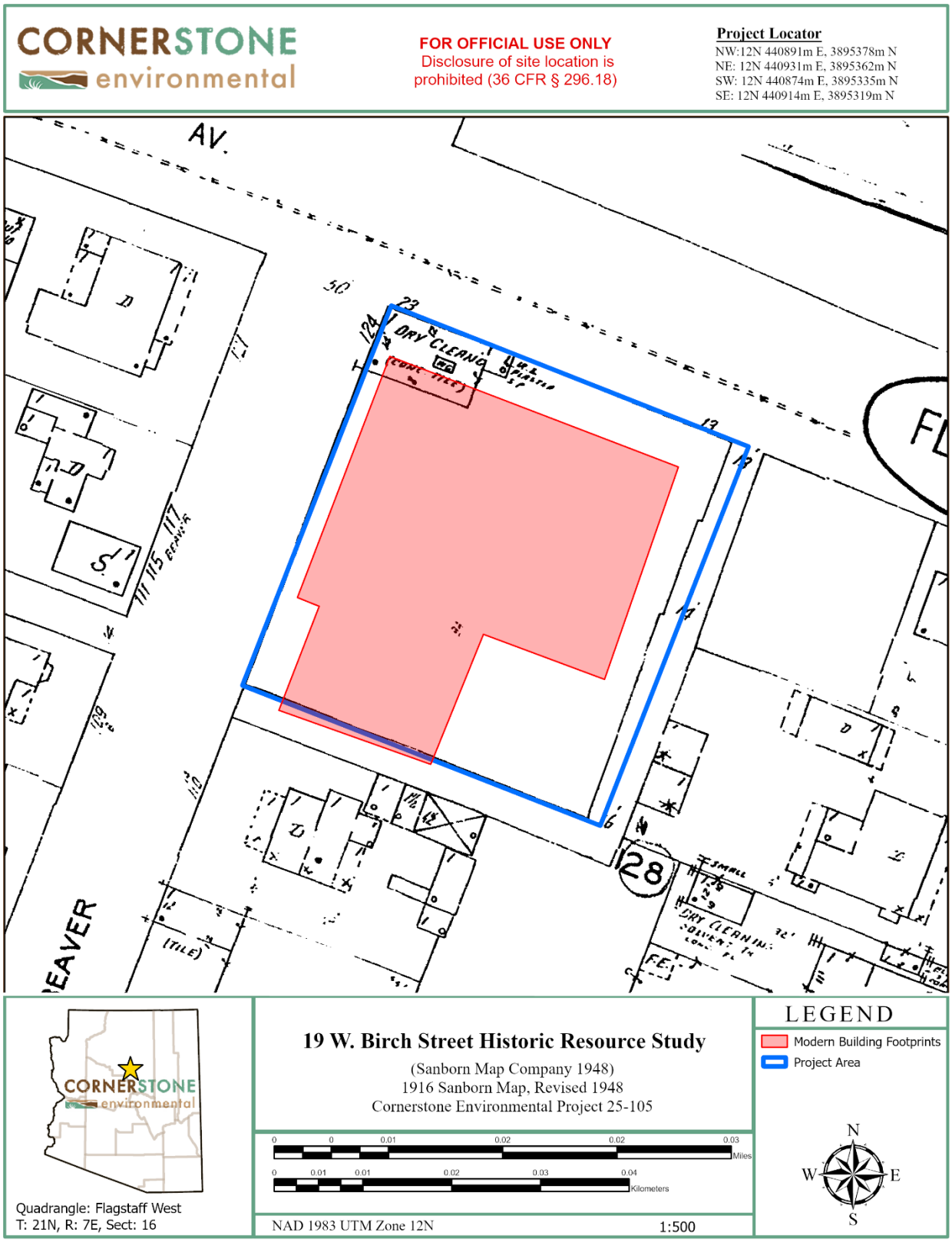


Figure 23. 1948 Sanborn map showing a dry-cleaning building on the property.

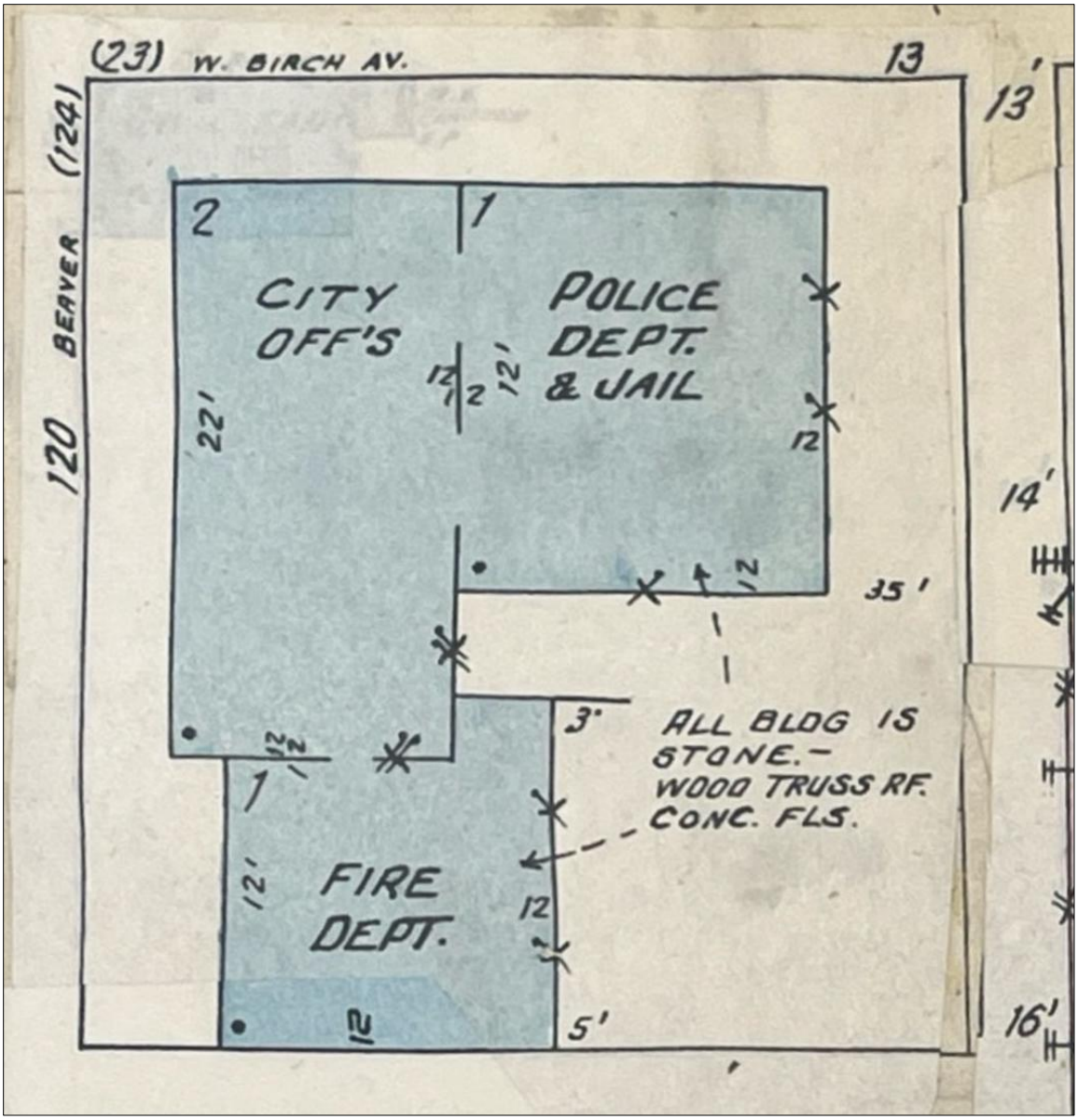


Figure 24. 1956 Sanborn map of downtown Flagstaff showing the layout of the City Hall building at 19 West Birch Avenue.

Figure 25. Historic aerial imagery from 1959 showing the project area and studied building.

6.0 ARCHITECTURE

The studied building at 19 West Birch Avenue was designed by architect Robert Otway Blakey III, a Phoenix based architect. Blakey was born in Alabama and moved to Arizona in 1947 and began a career as a civil and commercial architect. Blakey was highly active in the 1950s, not only working on the Flagstaff City Hall building, but also the Verde Valley Branch of the Bank of Arizona building in Cottonwood, Arizona; a fire station building for the City of Prescott in 1956; and a community hospital located in Wickenburg, Arizona, also in 1956 (Arizona Builder and Contractor 1955;1956). Some of these buildings, such as the Verde Valley Building, are still standing. Blakey was working during the height of popularity of the International Style of architecture and his buildings, such as the Flagstaff City Hall and the Verde Valley Branch of the Bank of Arizona building, reflect this.

International Style architecture has its origins in 1920s France and Germany where European architects broke from traditional ornamental styles to develop a functional, unornamented style with a strong emphasis on geometric shapes. The architectural style would continue developing in Europe for the next decade before making its first appearance in the United States in the 1930s. From there, the architectural style gained in popularity and quickly dominated new construction for the next several decades, before falling off in popularity in the 1970s. Diagnostic features of International Style consist of rectangular forms, flat roofs, general lack of ornamentation or decorative details, the presence of ribbon windows, curtain walls of glass, cantilevered projections, smooth wall surfaces, and an asymmetrical façade (Pennsylvania Historical & Museum Commission 2015). International Style often eschews decorative or non-functional design elements, focusing instead on the functional use and presentation of space, and often incorporates an interior-volume-focused design.

Structures designed solely with International Style architecture are uncommon, but between the 1920s and 1970s many civic and commercial buildings incorporated aspects of International Style architecture into building designs, and the studied structure is no exception. The building at 19 West Birch Avenue was constructed with—and still exhibits—an emphasis on geometric shapes, an interior-volume-focused design, relatively flat/planar wall surfaces, an asymmetrical layout, few ornamental flourishes, cantilevered projections, and some ribbon windows, all aspects of International Style design. However, the building also displays non-International Style design elements, such as the Malpais basalt façade, ornamental corrugated sheet metal components, and sloped prow-gabled roofs. The original structure also had a roof tower or cupula that housed the air horn for the Fire Department (Figure 26). Thus, while the building was designed using the standard stylistic design language at the time, it displays a more organic, Flagstaff vernacular form thanks to these flourishes.

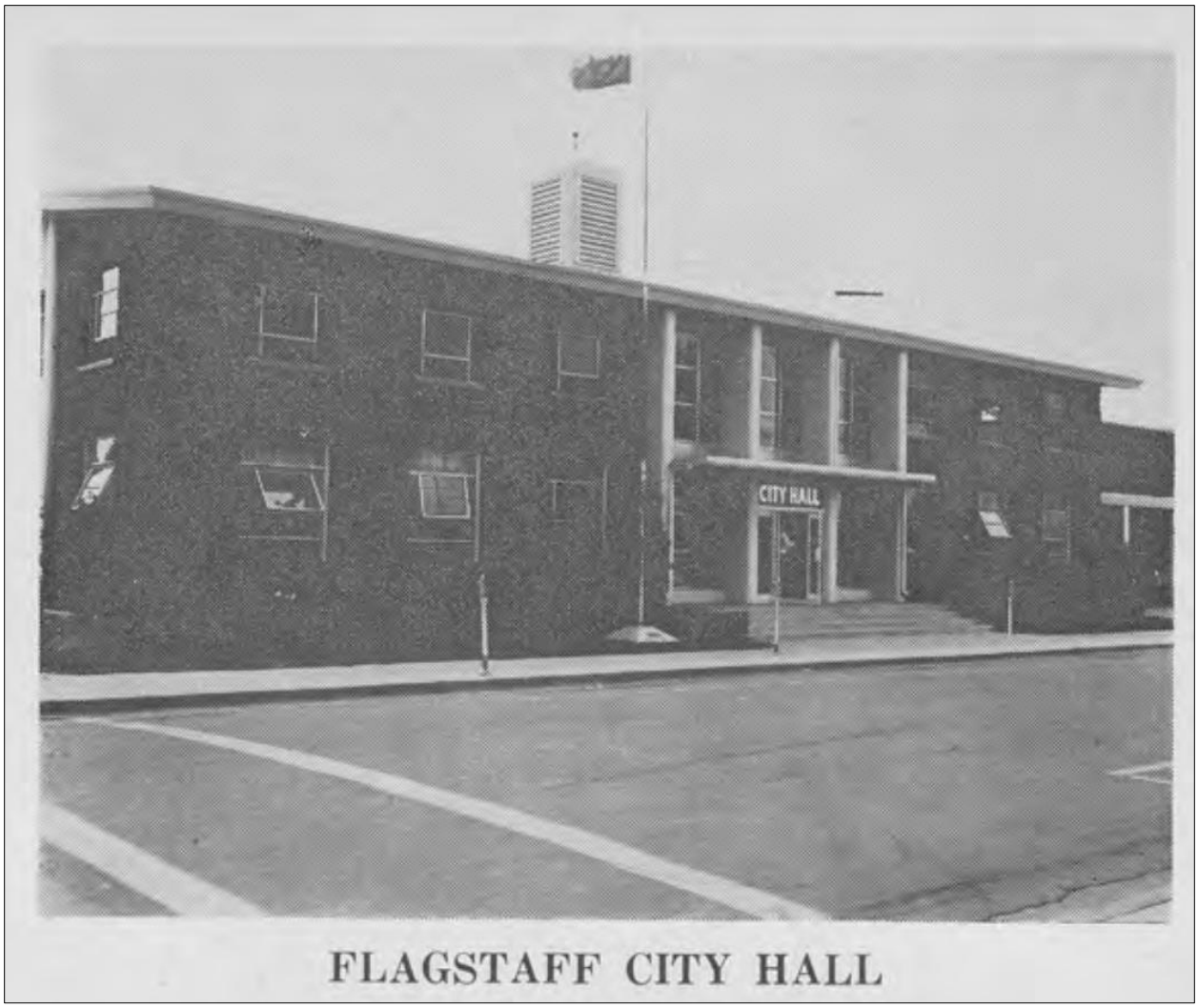


Figure 26. Photograph of the building during its period of significance, from 1961 City of Flagstaff telephone directory.

Original architectural plans could not be found for this report, so it is unknown precisely if or how much the constructed building differed from Blakey's original vision. A published rendering of the proposed structure from 1950, however, closely resembles the building visible today (Figure 27). The most notable difference is the presence of the roof tower or cupula that housed the fire horn and was removed in 1977 (Arizona Daily Sun 1977). This rendering also only depicts two garage bays for the fire department, while three were ultimately constructed. The drawing does not depict Malpais façades, though it is unclear if this is an artistic choice or a reflection of previous design intentions.

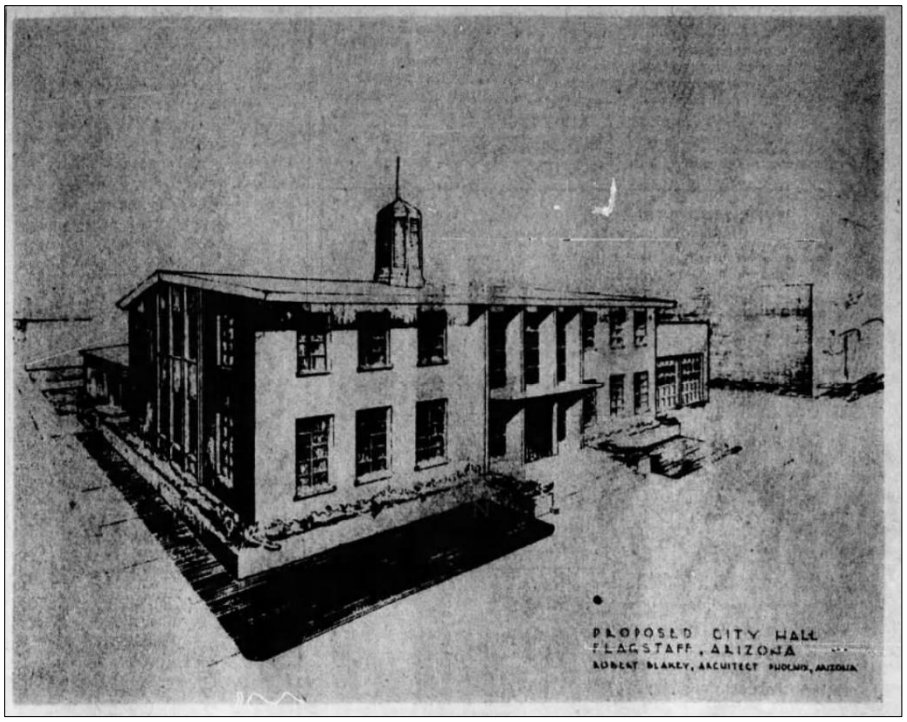


Figure 27. Published rendering of the proposed building (Arizona Daily Sun 1950)

7.0 ARCHITECTURAL DESCRIPTION

The City Hall building as it exists today consists of one central section and two wings, with a partial second story and partial basement (Figure 28). The construction combines elements of the International Style architectural movement, seen with the use of ribbon windows and volumetric floor design, with elements of a more local, vernacular Flagstaff style, as evidenced by the Malpais basalt used in the building façades. A construction contractor confirmed the Malpais used here is an outer cladding and not structural (Jim O'Connell, personal communication June 12, 2025).

The City Hall was housed in the central portion of the building, the Flagstaff Police Department was housed in the eastern wing, and the Flagstaff Fire Department was housed in the southern wing. Based off the County Assessor's Office floorplan sketch, the City Hall portion of the building measures 46 feet (ft) by 91 ft, the Fire Department measures 56 ft by 54.5 ft at its maximum width and the Police Department portion measures 64 ft by 59.5 ft. A complete second story is present in the central portion of the building and approximately matches the dimensions of the first floor. The dimensions of the basement are approximately 29 ft by 25 ft and it is roughly L-shaped.

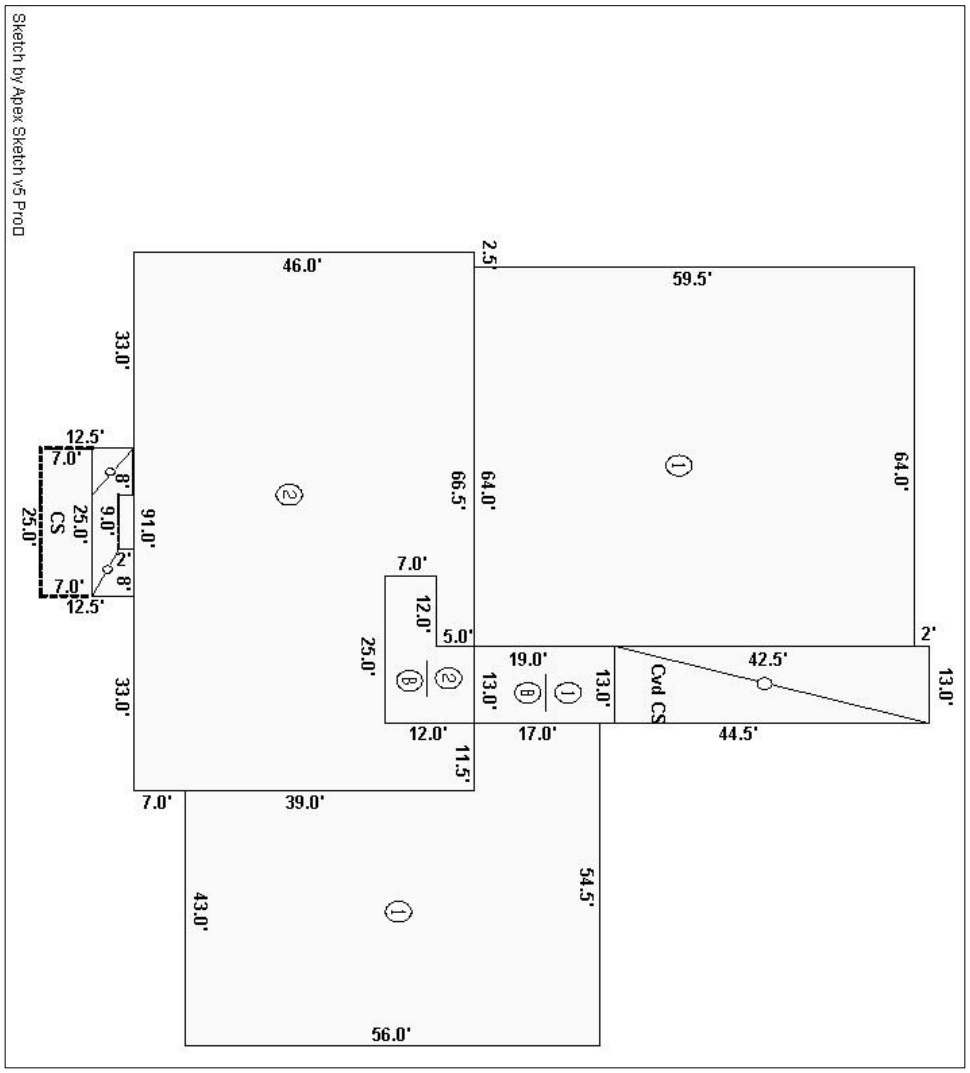


Figure 28. Plan view sketch map from the County Assessor's Office of the first floor of the studied building, with north oriented towards the top of the page.

The exterior of the central section of the building, which was formerly City Hall, consists of a Malpais basalt façade (Photograph 3). Twelve three-part float glass windows are present on the west-facing northern and southern sides of the elevation, with six windows on the first floor and six windows on the second floor. Three larger three-part float glass windows are present on the west facing portion of the second floor. A glass doored entryway, with a cantilevered canopy and two adjacent three-part float glass windows form the main entrance into the building on the west face. A set of three concrete steps and a ramp with metal pipe railings lead up to the entryway. The north facing elevation of the central section consists of dual Malpais basalt and corrugated sheet metal façade with 10 float glass windows, five on the first floor and a matching five on the second floor (Photograph 4). The southern facing elevation is adjoined to the Fire Department wing and is Malpais basalt. Malpais basalt planters are present at the base of the north, west, and south facing façade. A modern Malpais basalt signage structure is present on the

property off the northwest corner of the building. The roof of the central portion is slightly slanted, forming an open gable roof with a slight prow to the north and south gables.

The exterior of the southern section of the building, which formerly housed the fire department, consists of Malpais basalt façade which is present on all exterior sides of the section. The section has a slightly slanted shed style roof, which slopes down to the east. The western façade exhibits three float glass ribbon windows running horizontally north-south across the façade, just above a glass door entryway.

Photograph 3. West elevation of the studied building at 19 West Birch Avenue, the City Hall and Fire Department portions of the building are visible.

Two three-part float glass windows are present on either side of the entry way, and the entire assemblage of ribbon windows, entrance, and float glass windows are framed by horizontal and vertical metal beams, which have been painted light brown. Two Malpais basalt planters, on each side of the entry way, are present (Photograph 5). The south facing façade contains a metal security door leading into the building, and three two-party wired safety glass windows spaced evenly along the façade (Photograph 6). The east facing façade has three two-part wired safety glass windows, and an inset doorway leading into the building.

The exterior of the eastern portion of the building, which formerly housed the Police Department and jail, consists of a Malpais basalt façade with the east facing side featuring a façade of tan painted corrugated sheet metal underneath the eave of the roof. This section has a slightly gabled roof, sloping down to the north and south. The northern elevation exhibits a glass door entryway into the building, with a two-part float glass window to the right of the entrance. An east-west ribbon window is present along the easternmost side of the northern elevation. The east facing elevation consists of a metal door entryway, a pair of adjoined two-part float glass windows, and two separate two-part float glass windows (Photograph 7). Modern parking signage is affixed to the Malpais basalt façade, and some electrical wiring fixtures are present along both the façade and corrugated sheet metal. The south-facing portion of this section has an

Photograph 4. North elevation of 19 West Birch Avenue, showing the north entryway into the building.

extension of the gabled roof which forms an overhang which is supported by four metal beams with concrete footers (Photograph 8). A wooden entry door is present near the western extent of the elevation, with a series of concrete steps and metal railings leading to the entry way. To the west of the entryway is a wired safety glass window, and to the east is a set of three evenly spaced float glass windows.

Photograph 5. East facing photograph showing the entryway to southern portion of the building which once housed the fire department.

Photograph 6. South facing exterior of the former fire department, which exits into an alleyway.

The interior of each section or wing contained specialized infrastructure to match the needs of the respective department, with City Hall having offices and meeting chambers to conduct city business, the Fire Department having a garage with large bay doors for the fire trucks, with the Police Department having jail cells and evidence lockers. The small basement present within the building housed the city records vault. Significant architectural changes have occurred since the 1980s, when the building ceased to be a civil structure. The central portion of the building, where City Hall operated, has been remodeled and now houses various private commercial or private entities including an artist studio, a church, and an insurance office. Original floor plans or photographs of the central portion are unavailable, so it is unknown how much deviation from the original form the remodeling introduced. An elevator is present in the center of the area and connects to the second floor (Photograph 9). A series of desks and counters, likely modern, is present immediately upon entering the building through the west entrance. A series of birchwood and metal safety rails run parallel up the staircase. Two bathrooms, and a water fountain and present along the northern wall of the central section. A polished concrete staircase, likely the original staircase for the building, is present to the north of the entryway and desks and leads up to the second floor, which contains several offices and meeting rooms for commercial tenants.

The southern wing which previously housed the Fire Department has undergone significant remodeling and is currently the office of an engineering firm. The garage bay doors and garage area have been removed or otherwise remodeled to an extent where no evidence of the existence of the garage area remains in either the exterior or interior of the building, apart from the framing of the garage bays (Photograph 10). All interior areas of this wing have been remodeled and modernized with modern office fixtures and furniture, and the wing no longer retains any elements which point to the wing's previous life as Flagstaff's Fire Department.

The east wing, which once housed the Flagstaff Police Department, has also undergone a level of modification. The former jail cell area still remains, but the area has been renovated and is currently a metalsmithing studio. All assorted utilities, furnishing, or structural elements that would suggest that the wing once functioned as a police department and jail facility have been removed.

The basement level is constructed from reinforced concrete and is roughly L-shaped. Two access stairways are present, one in the southern wing and the other on the far western side of the central wing. In the northeastern corner of the basement a Diebold Incorporated vault is present, consisting of a Diebold steel vault door and reinforced concrete room (Photograph 12). The vault was likely installed during the initial construction of the building and was used to house City Hall records and receipts. Utility line

access corridors are present in the corners of the basement and likely run throughout the extent of the building footprint but were not fully explored due to light and safety concerns.

The basement level has undergone interior modification as well. At some point after the construction of the basement a series of false wooden walls were erected in the northern part of the basement, roughly a foot away from the original reinforced concrete walls. These walls have the effect of separating the northern portion of the basement from the southern portion. The wooden wall appears to have been used for server and internet cable infrastructure and does not appear historic. An elevated floor has been added to the northern side of the basement, possibly to combat flooding, and this has raised the walkable surface by roughly a foot. The elevated floor has a cut out by the vault door to allow for the functional use of the door. Evidence of prior flooding in the form of water damage and rust is visible on the vault door in the basement. A circular hole present in one of the vault walls, which has since been boarded and grated over, suggests that at some point the vault was broken into. No newspaper articles for this event were found in the archives. Small portions of the basement ceiling are damaged and chipped, allowing for observation of the original rebar rods and conglomerate stones used in the construction of the reinforced concrete.

The windows, doors, and ceiling light fixtures in all areas of the building appear to have been updated during the remodeling efforts, and a birch wood trim is present throughout the structure, possibly a decorative feature inspired by the street the building is located on (Photograph 13). A variety of window types are present in the building. Exterior windows, particularly on the facing west side of the building, are in ribbons, a common feature of International Style architecture. The exterior windows appear to have been replaced at some point and have modern fixtures and frames. Interior windows, such as those present in the office spaces of the building, are a mix of common float glass windows, and wired safety glass windows. While the wired safety glass windows would make sense in the context of a fire department and police facility, the windows are a common fire resistance safety installation and are present in areas that would have been heavily remodeled and are likely later additions to the structure. No exterior signage for the civic departments remains on the property.

Doors appear to be modern steel frame doors (Photograph 14) likely placed or replaced during remodeling. The southwestern section of the building, where the Fire Department was once housed, has had modern glass doors installed in two sets along the west side of the building, forming a small vestibule before entering the building proper. Ceiling light fixtures commonly feature a white plastic case with a wooden “lace” matching the birch trim found

Photograph 7. East elevation of 19 West Birch Avenue, showing the east facade of the former police station.

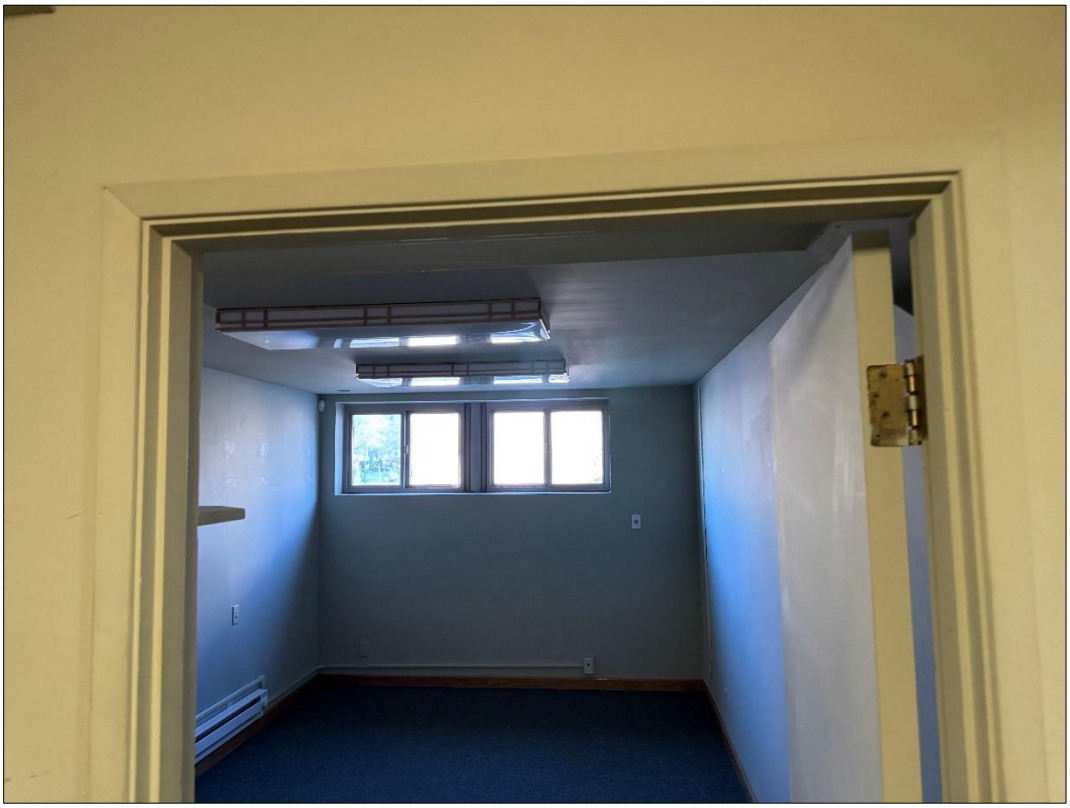
Photograph 8. South facing façade of the former fire department, showing the extension of the roof which forms a canopy.

Photograph 9. Elevator in the central area of the building connecting to the second floor.

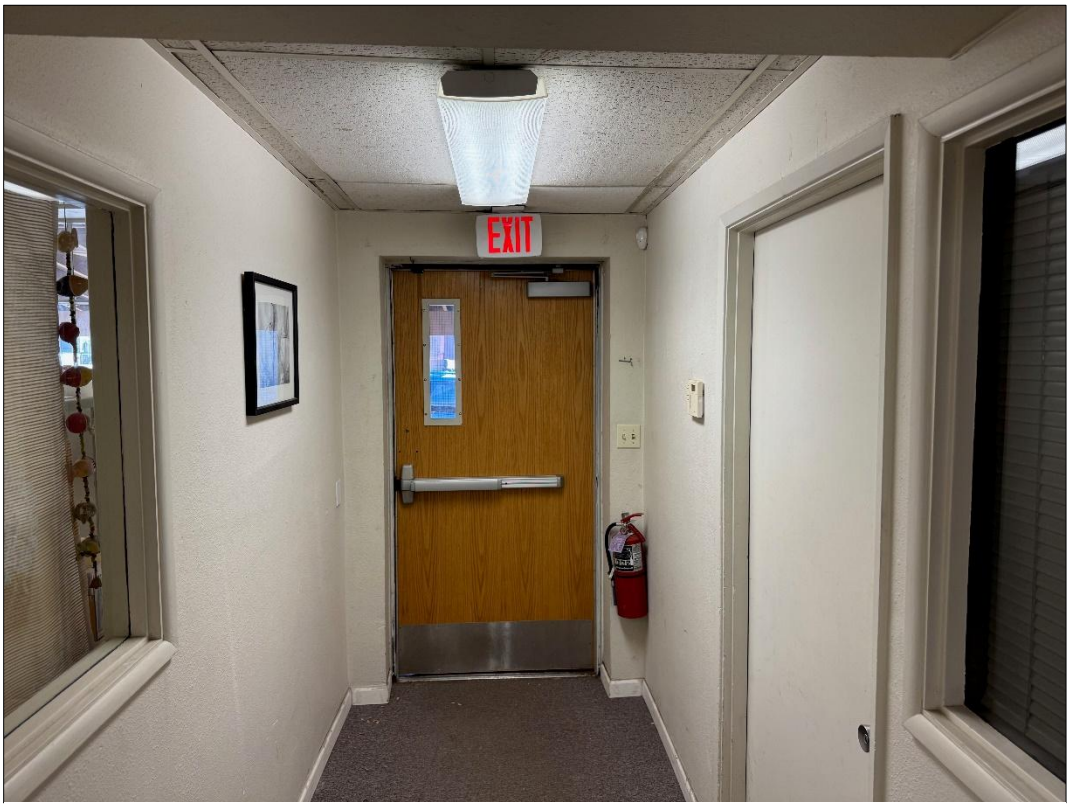
Photograph 10. The entryway and lobby of the engineering firm which occupies what would have once been the Fire Department garage, facing west through what was formerly a garage bay door.

Photograph 11. A room in the former Police Department, which is now used as a metalsmith workshop, facing east.

Photograph 12. The basement vault room which was once used to hold city records and receipts.



Photograph 13. One of the former jail cells in the former Police Department. The decorative overhead light fixtures are a modern addition and have a birch wood trim.



Photograph 14. South facing photograph showing the south entrance to the former Police Department.

throughout the building and are present in rooms, such as the jail cell, where they are out of place given the original purpose of the room. Wooden railings have been constructed around the stairwells and appear mismatched to the stairway itself. The railings were likely installed to be compliant with updated safety codes.

Overall, remodeling efforts appear to have focused on an office "feel" to reflect the modern usage of the building. As a result of these remodeling efforts, the southern and eastern wings of the building no longer retain a feeling of being a fire department or police department and jail facility. The remodeling appears to have had a less significant impact on the central wing that once housed City Hall, though the lack of accurate records of the original internal layout of the central wing makes this determination difficult. The internal structure of the building could not be examined comprehensively, so the condition of the original structural materials or the possibility that some additional original features remain is currently unknown. Key external modifications include the removal the fire horn tower, filling in of the garage door bays, and modifications to the Malpais façade.

8.0 Evaluation of Significance and Integrity

The subject property is within the Flagstaff Downtown Historic Overlay Zone. According to communications with the City of Flagstaff, this zone is an overlay used for planning and development though it has not been evaluated nor nominated for the NRHP. The property is immediately adjacent to the Railroad Addition Historic District. This district designates one of the oldest and most central areas of historic Flagstaff and partially overlaps with the Downtown Historic Overlay Zone.

This report uses the Railroad Addition Historic District to provide historic context for the evaluation of significance and integrity (Janus 1979). The period of significance for the Flagstaff Railroad Addition Historic District is 1882–1975, beginning with the establishment of New Town in 1882, which would form the core of the district, and ending 50 years prior to this study in 1975. The City Hall building was constructed in 1951 and ceased to be used as City Hall in the 1980s. The possible areas of significance are Social History and Government (City of Flagstaff Criterion B; NRHP Criterion A), Significant Persons (City of Flagstaff Criterion C; NRHP Criterion B), and Architecture (City of Flagstaff Criterion D; NRHP Criterion C). The property is not eligible under City of Flagstaff Criterion A, as the property is not currently listed or eligible on the National Historic Landmark, NRHP or Arizona Register of Historic Places (ARHP).

For a resource to be considered significant it must be at least 50 years old and meet at least one Criterion for Evaluation (City of Flagstaff Criteria A, B, C, D, or E; NRHP Criteria A, B, C, and D, respectively)

by being associated with an important historical context and have been built and used within the appropriate period of significance for the identified theme (NPS 2002). The period of significance is the time period in which properties eligible for the National Register must be demonstrated to have been associated with the appropriate theme. The ARHP utilizes the same criteria and process for determining significance. For means of ease of communication, NRHP Criteria and City of Flagstaff Criteria will be used throughout this report. The NRHP Criteria for Evaluation (36 CFR § 60.4) are as follows:

> *The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> *A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
> *B. That are associated with the lives of significant persons in our past; or*
> *C. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction; or*
> *D. That have yielded, or may be likely to yield, information important in prehistory or history.*

The City of Flagstaff's criteria for determining the significance of cultural/historical resources are similar to that of the NRHP but are not an exact replica. The criteria are defined in Flagstaff Zoning Code (30.30-13) as the following:

> *The criteria for determining the significance of a cultural resource are based on the potential of the cultural resource to contribute to our understanding of the past.*
>
> *1. A cultural resource is significant if:*
> *a. It is eligible as a National Historic Landmark, or for the National Register of Historic Places, or the Arizona Register of Historic Places; or*
> *b. 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, the State of Arizona, or the United States of America; or*
> *c. It represents the work of, or for, an important individual; or*
> *d. 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*
> *e. It has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources.*
> *2. A resource is generally not significant if:*
> *a. It is less than 50 years old at the time of application; or*

b. The features, materials, patterns, and relationships that contributed to its significance are no longer present or no longer have integrity.

3. *Requirement to Meet the Criteria, Regardless of Age: Properties that are 50 years old are not automatically significant. In order to be significant, all resources, regardless of age, must be demonstrated to meet the criteria for determining the significance of a cultural resource.*

As previously stated, the possible areas of significance are Social History and Government (City of Flagstaff Criterion B; NRHP Criterion A), Significant Persons (City of Flagstaff Criterion C; NRHP Criterion B), and Architecture (City of Flagstaff Criterion D; NRHP Criterion C). All the information potential of the site has been exhausted by site visits and archival research, and it is highly unlikely that the building itself can offer additional research potential, so it is not evaluated here under City of Flagstaff Criterion E (NRHP Criterion D).

8.1 Social History and Government

For a property to be eligible under City of Flagstaff Criterion B or NRHP Criterion A, it must be associated with significant events in Flagstaff or national history. To understand the historic context of a property it is evaluated within its appropriate area(s) of significance. The former City Hall building is most associated with the areas of Social History and Government, although it also touches on areas such as Commerce, Law, and Community Planning and Development.

The City Hall was the seat of local government—although not all city offices were based in it—and as such it is broadly associated with the development of civic government in the mid-20th Century. The building housed the Flagstaff City Council, and while all actions taken by the Council during their use of the building during its period of significance were impactful, examined individually, they do not constitute significant events in the wider development of Flagstaff. Legislation such as the Anti-Searchlight bill, for instance, which would later go on to develop into the dark sky ordinances of modern Flagstaff, were just being developed during the building's period of significance. Furthermore, these pieces of legislation are better represented by the affected properties themselves, such as Lowell Observatory, rather than the civic center that is the studied building.

The subject property also housed the Flagstaff Police Department, Municipal Court, and city jail. The actions of these entities precipitated the first large scale investigation of unequal and predatory practices towards the Native American population of Flagstaff and Coconino County. The court case brought against the City of Flagstaff and the Flagstaff Police Department in 1975 led to a formal investigation by the ACLU in 1976 and while changes were not documented and rates of false arrests, excessive force,

unequal application of bonds, and sentencing of jail time for offenses that do not require jail time continued, this was a pivotal event in Flagstaff history as a recognition of inequality amongst its citizens. While some of these court cases and investigations occurred after the period of significance of this study (1951–1975), they are a continuation of and response to events that occurred during the period of significance and so are included in this evaluation. While these local events were associated with AIM and a growing national awareness of Native American rights, research has not shown that events in Flagstaff were pivotal to the broader national movement, nor that the subject property itself is associated in strong ways with the national trend. AIM protest leaders, for example, were likely only held at the city jail briefly before being transferred to a county facility.

Because of this association with significant local historical events related to Social History and Government, the property is recommended significant under City of Flagstaff Criterion B and NRHP Criterion A.

8.2 Significant Persons

Research for this study included former Flagstaff mayors, members of City Council, Police and Fire Department chiefs, and other potential city staff. This included people of note such as mayor Rollin W. Wheeler, city manager Clarence T. Pulliam, and police chiefs William Epperson and Elmo Maxwell. None of the persons associated with the building during its period of significance were found to be significant enough to meet the requirements of the above criterion. Most civic individuals' actions during this time consisted of essential day-to-day functions of the city. This is not to say that individuals working at the City Hall were not providing important contributions, but that they were being implemented in other locations and ways.

Individuals housed at the city jail were either not significant enough or not associated with the property in substantial enough ways for it to qualify under this criterion. The individuals arrested during the 1972 AIM protest included Vernon Bellecourt, Patrick Easchief, Eduardo Molina, Rick Two Elk, Robert Burnette, Andrew Kelly, and Leroy Keams. Several of these individuals went on to have impactful contributions to the Native American Rights Movement and while their experiences with 19 West Birch led to acknowledgment and eventual changes to discrimination and discriminatory practices in Flagstaff, their time at the property itself was limited to holding prior to transfer to the Coconino County Jail where they were held and eventually served out their 30 day sentences.

Research found no influential works or events occurred on the property associated with any significant individuals. While it is undeniable that members of the city government were instrumental in the

functioning of the city, and that noted individuals were briefly incarcerated in the building, archival records fail to demonstrate a significance large enough to warrant the building being significant under City of Flagstaff Criterion C or NRHP Criterion B.

8.3 ARCHITECTURE

To be significant under the area of Architecture (City of Flagstaff Criterion D; NRHP Criterion C) a building must embody distinctive characteristics or methods of construction of a particular style or represent the work of a master. As discussed above, the old City Hall is an example of International Style architecture, with the addition of some local Flagstaff stylistic choices, such as the addition of a Malpais basalt façade. Along with a degree of historic integrity, character-defining elements and architectural features that should be maintained for an International Style building include: rectangular forms, often with round projections; a flat roof; lack of ornamentation or decorative details; ribbon windows; cantilevered projections, such as overhangs or balconies; smooth wall surfaces; and an asymmetrical façade (Pennsylvania Historical & Museum Commission 2015). The building at 19 West Birch Avenue possesses some of these features, though it does not strictly adhere to them. International Style architecture was quite common between the 1920s and 1970s, both nationally and (to an extent) locally, and while the studied building was designed using the standard stylistic design language at the time, it displays a more organic, Flagstaff vernacular form thanks to the Malpais façade, sloping prow-gabled roof, and other flourishes.

More standardized examples of International Style architecture in downtown Flagstaff include the Post Office building at 104 North W.C. Riles Street (which also displays Malpais construction) and the building at 220 North Leroux Street that currently houses the Coconino County Public Fiduciary. Other examples of Malpais construction—including structural use, rather than just a façade—are still present in Flagstaff and are listed on either the City, State, or National Registers. These include the South Beaver School at 506 South Beaver Street, Our Lady of Guadalupe Church at 302 South Kendrick Street, the icehouse building at 201 East Birch Avenue, and the house at 310 South Beaver Street. The current Flagstaff City Hall also displays Malpais.

Whether the building represents the work of a master rests on the stature of its architect, Robert Blakey. Research for this study has shown that Blakey was a known civil and commercial architect and was cited in Arizona trade journals at the time (Arizona Builder and Contractor 1955; 1956) but has not revealed any particular significance to his legacy or works. Rather than being "a figure of generally recognized greatness" in his field (NPS 2002:20), Blakey appears to have been somewhat of a journeyman architect of his time and place. Some of his other works are discussed above in *6.0 Architecture*.

Original design plans for the building could not be obtained for this report, so it is unclear exactly how much deviation the building underwent in its construction from the original vision of the architect, although based off published renderings it appears any changes were minimal. The building was further modified both during and after the period of significance, including notably the removal of the fire horn tower or cupula. Regardless, the building still retains and conveys its fundamental utilitarian International Style design language expressed in a more organic, vernacular form befitting a public-facing civic building of its time. While other buildings in Flagstaff display similar architectural elements, few others display them in this combination and at the scale and stature of the former City Hall building. Because of these factors, the building is recommended locally significant under the area of Architecture (City of Flagstaff Criterion D). The specificity of these factors along with changes to the interior (see below) make it likely not significant under NRHP Criterion C.

8.4 INTEGRITY

Integrity is defined as the ability of a property to convey its significance. Cornerstone recommends the subject property locally significant under City of Flagstaff Criterion B and NRHP Criterion A for the involvement of the Flagstaff Police Department, Municipal Court, and city jail in the social and political movements related to Native American treatment within the City of Flagstaff; and under City of Flagstaff Criterion D for architecture. Integrity is discussed here to support our conclusions and recommendations. For City of Flagstaff eligibility evaluation, only exterior integrity is considered. For NRHP evaluation, greater emphasis is typically given to exterior integrity, but interior integrity is still assessed. Both are discussed and differentiated here. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association and are evaluated below.

Location. This is the place where a property was constructed. To retain this aspect, a historic property must be in the same place in which it was built; the relationship between a property and its historic associations is typically destroyed if a property is moved (NPS 2002). The City Hall building is in its original location of construction. As the relationship between the property and its historic location is maintained, the property has a ***strong*** level of integrity of location.

Design. Design refers to the physical elements of a historic property "that create its form, plan, space, structure, and style" (NPS 2002:44). While it is likely that the architect Blakey's original vision of the building is still present and remains partially, it is currently not possible to evaluate how accurate the construction was to his vision. Changes to the exterior include filling in the Fire Department bays, the enthusiastic removal of the fire horn tower, and the replacement and addition of Malpais façade in the 1980s (Blakey 1963; Arizona Daily Sun 1977). The interior was extensively remodeled after the period of

significance, though some original elements and basic volumes likely remain. Due to these changes, the building's exterior integrity of design is present but ***diminished***, and its interior integrity of design (only relevant for NRHP evaluation) is ***weak*** but not lost.

Setting. The location of a property is complemented by its *setting*, which is the surrounding physical environment of a historic property. Setting refers to the character of a property within its natural and built environment. The setting surrounding the building has changed over the decades (for at least some of the period of significance there were residential homes across the street to the west) but it retains similar elements to those that were present during the building's period of significance, namely an active downtown neighborhood. Therefore, the aspect of integrity of setting is ***diminished*** but not lost.

Materials and Workmanship. *Materials* is an aspect of integrity that addresses the physical elements that were used during a particular period of time and in a particular way to create a historic property. The materials used to construct a property reveal availability, style preferences, technologies, and traditions. A property must retain the key exterior materials dating from the period of significance for that property in order to have integrity of this aspect (NPS 2002). Closely related to materials is *workmanship*, which may be applied to a property as a whole or its individual components. Workmanship is the "physical evidence of the crafts of a particular culture or people during any given period in history or prehistory" (NPS 2002:45). The additions and remodels outside of the period of significance have negatively affected the aspects of workmanship and materials, however, many original elements likely remain such as the basement concrete, the vault, and the Malpais basalt facades. The building's exterior integrity of workmanship and materials is present but ***diminished***, and its interior integrity of workmanship and materials (only relevant for NRHP evaluation) is ***weak*** but not lost.

Feeling. Integrity of *feeling* is a property's ability through its physical features to convey its historic character (NPS 2002). Often, feeling is the result of several aspects of integrity that, when taken together, relate a property's place within a historical framework and period of significance. One measure of feeling is if someone who frequented the property during its period of significance would recognize the property if they were there today. Due to remodeling, city workers or incarcerated individuals would likely no longer recognize most of the interior of the building, and thus integrity of feeling is ***lost*** on the interior (only relevant for NRHP evaluation). On the exterior, however, despite some changes over time (such as the filling in of the Fire Department garage bays), the building still has the feeling of a public civic structure such as a city hall and thus retains a ***strong*** aspect of feeling on the exterior.

Association. Association is the direct connection between a historic property and an important historic event or person. A property retains integrity of association if it is in the place where the event occurred and is "sufficiently intact to convey that relationship to an observer" (NPS 2002:45). This aspect is often evaluated by the summed ability of the other aspects of integrity to convey the property's association. Considering only exterior integrity for purposes of City of Flagstaff evaluation, the building has a present but ***diminished*** association with the themes of Social History and Government. Considering exterior and (to a lesser extent) interior integrity for purposes of NRHP evaluation, the building has a slightly more ***diminished*** but still present association with the themes of Social History and Government.

9.0 SUMMARY AND RECOMMENDATIONS

The subject building was utilized as City Hall, the Fire Department, the Police Department, and Municipal Court for the City of Flagstaff between 1951 and 1980, after which various civic operations began to move to other properties around the city. Some offices such as the housing authority were already in different buildings. To determine whether the subject building meets City of Flagstaff or NRHP Criterion of significance, Cornerstone examined archival records discussing the actions of the Flagstaff City Council and the Fire Department and Police Department employees during the building's period of significance.

Cornerstone evaluated the building's significance using the various criteria established above. Cornerstone recommends that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its associations with the areas of Social History and Government, with sufficient integrity to qualify for eligibility. Cornerstone also recommends the building significant under City of Flagstaff Criterion D for its architectural qualities, with sufficient integrity to qualify for eligibility, although this likely does not extend to NRHP Criterion C eligibility.

Given the building's recommended eligibility under City of Flagstaff Criterion B and NRHP Criterion A, Cornerstone recommends that mitigation include the incorporation of the building's history, the history of Native Americans in Flagstaff, and a discussion of the struggle for equality into the new construction in the form of a plaque, historic photographs placed in the lobby, and incorporation of some of the Malpais stone from the original building in a cornerstone as a remembrance of the historic building and of these significant events. Given the building's recommended eligibility under City of Flagstaff Criterion D, further documentation such as architectural exterior elevation drawings may also be appropriate.[3]

[3] Final mitigation measures are provided in the City of Flagstaff's Notice of Decision letter dated July 17, 2025.

10.0 PREPARER'S QUALIFICATIONS

Caitlin Stewart, M.A., RPA (Principal Investigator)

Ms. Stewart is an archaeologist and historian who meets the Secretary of the Interior's Professional Qualifications Standards in the disciplines of Prehistoric and Historic Archaeology as well as Architectural History. She has over 19 years of experience in the profession with experience in the U.S. Southwest and U.S. Southeast regions in the context of survey, excavation, historic preservation, data recovery, and project management. Ms. Stewart has assisted in NRHP nomination forms for historic homesites and prehistoric districts. She has compiled and written a comprehensive manuscript on the Civilian Conservation Corps of Mississippi and recently published an article on an early ranching cabin and later ranger station on the Arizona Strip. In addition to her published works, Ms. Stewart has also instructed students on completing the Arizona SHPO Historic In-use structure forms and HABS/HAER reports. Her areas of interest include the Civilian Conservation Corps, early ranching, and early mining in Arizona. Ms. Stewart received her M.A. in Anthropology from the University of Mississippi, where she created a geospatial approach to determining the number of individuals present in prehistoric cemetery contexts. During her time in Mississippi, she worked on dozens of projects including architectural histories for historic homesteads, plantations, tenant housing, and public architecture. She received her B.A. from Western Kentucky University where she completed her undergraduate thesis on the documentation of Mt. Moriah Cemetery, which was established in 1862 and is the oldest African-American cemetery in Warren County, Kentucky. Her field school was the documentation of an Antebellum home in Kentucky, with one of the state's first on property kilns.

Jack W. Treichler, M.A., RPA (Project Manager)

Mr. Treichler is an archaeologist and historian who meets the Secretary of the Interior's Professional Qualifications Standards in the disciplines of Prehistoric and Historic Archaeology. He has over ten years of experience in the U.S. Southwest and Great Basin regions in the context of survey, excavation, and historic preservation, with specific focus on archaeological survey and project management in northern and central Arizona. He has worked with numerous historical properties related to aviation, homesteading, mining, timber extraction, ranching, the Civilian Conservation Corps, railroad construction, and other infrastructure development. This has involved field documentation of historical properties, archival research into these properties and the themes surrounding them, and analysis of their significance and integrity for purposes of inclusion in the NRHP. He has authored numerous Cultural Resource Management reports and has presented and published articles on historic archaeology. Mr.

Treichler received an M.A. in Anthropology from Northern Arizona University, where his research examined prehistoric landscape relationships in northern Arizona using geographic information systems boundary effects analysis. He received a B.A. in Archaeology from Dickinson College where he focused on classical archaeology and languages—specifically ancient Greek and its written precursor Linear B. His training included excavation and ground-penetrating radar at the citadel and lower town of Bronze Age Mycenae.

Samuel C. Hemsley, M.A., RPA (Preparer)

Mr. Hemsley is an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in the disciplines of Prehistoric and Historic Archaeology. He has over six years of experience in the U.S. Southwest regions in the context of survey, excavation, and historic preservation with a specific focus on archaeological survey in northern Arizona. He has worked with historical properties involving ranching, timber extraction, and mining. This has involved field documentation of historical properties, archival research into these properties and the themes surrounding them, and analysis of their significance and integrity for purposes of inclusion in the NRHP. He has authored several Cultural Resource Management reports. Mr. Hemsley received an M.A. in Anthropology from Northern Arizona University, where his research examined the use of LiDAR technology in survey in the jungles of Belize. He received a B.A. in Anthropology from the University of California, Berkeley and has participated in archaeological field schools in southern California and Belize.

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APPENDIX A

ARCHIVAL PHOTOS

Photograph 15. West elevation of 19 W Birch.

Photograph 16. East elevation of 19 W. Birch.

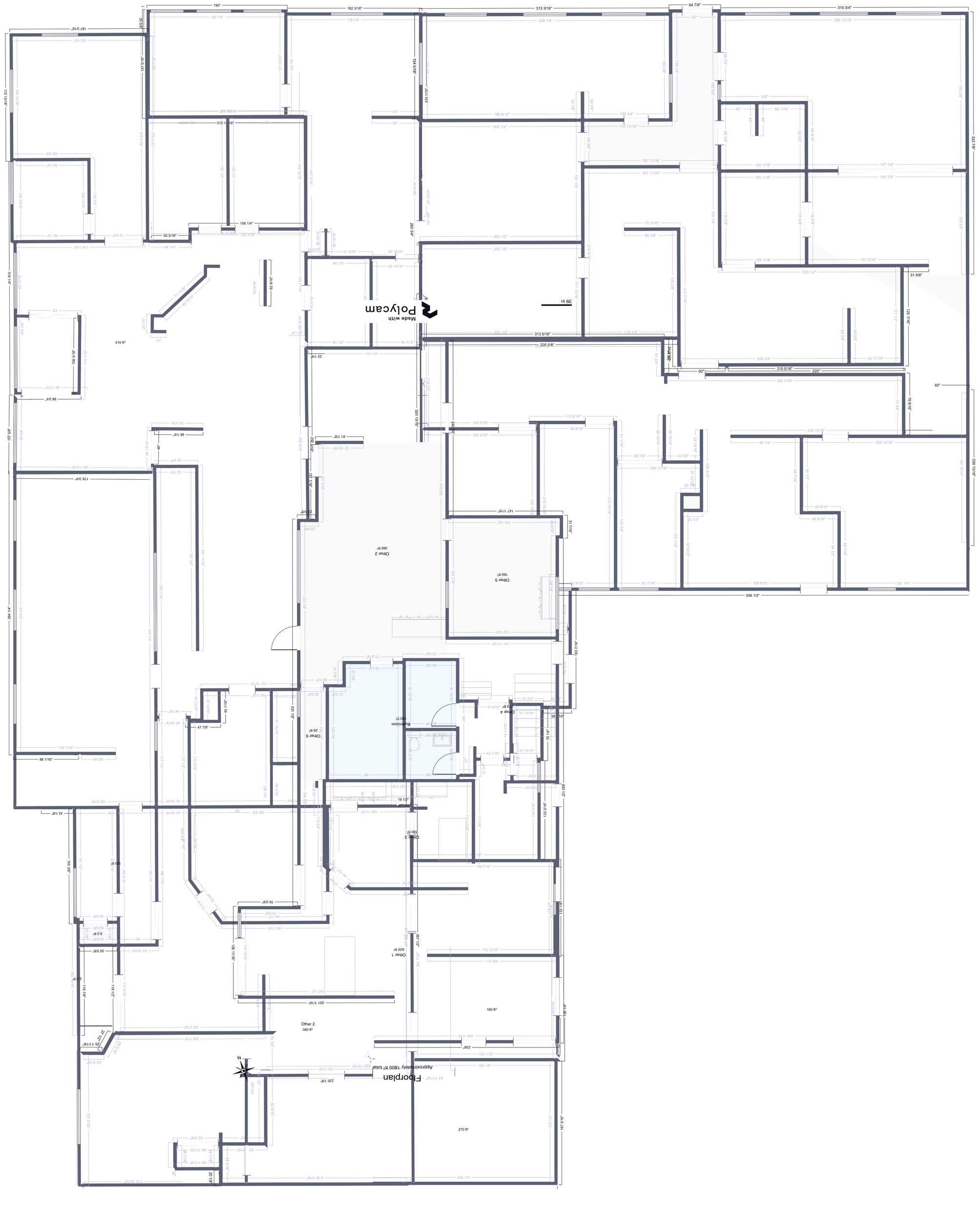
Photograph 17. North elevation of 19 W. Birch.

Photograph 18. South elevation of 19 W. Birch.

Table 1. Photograph log for submitted RAW photos of exterior of 19 W. Birch.

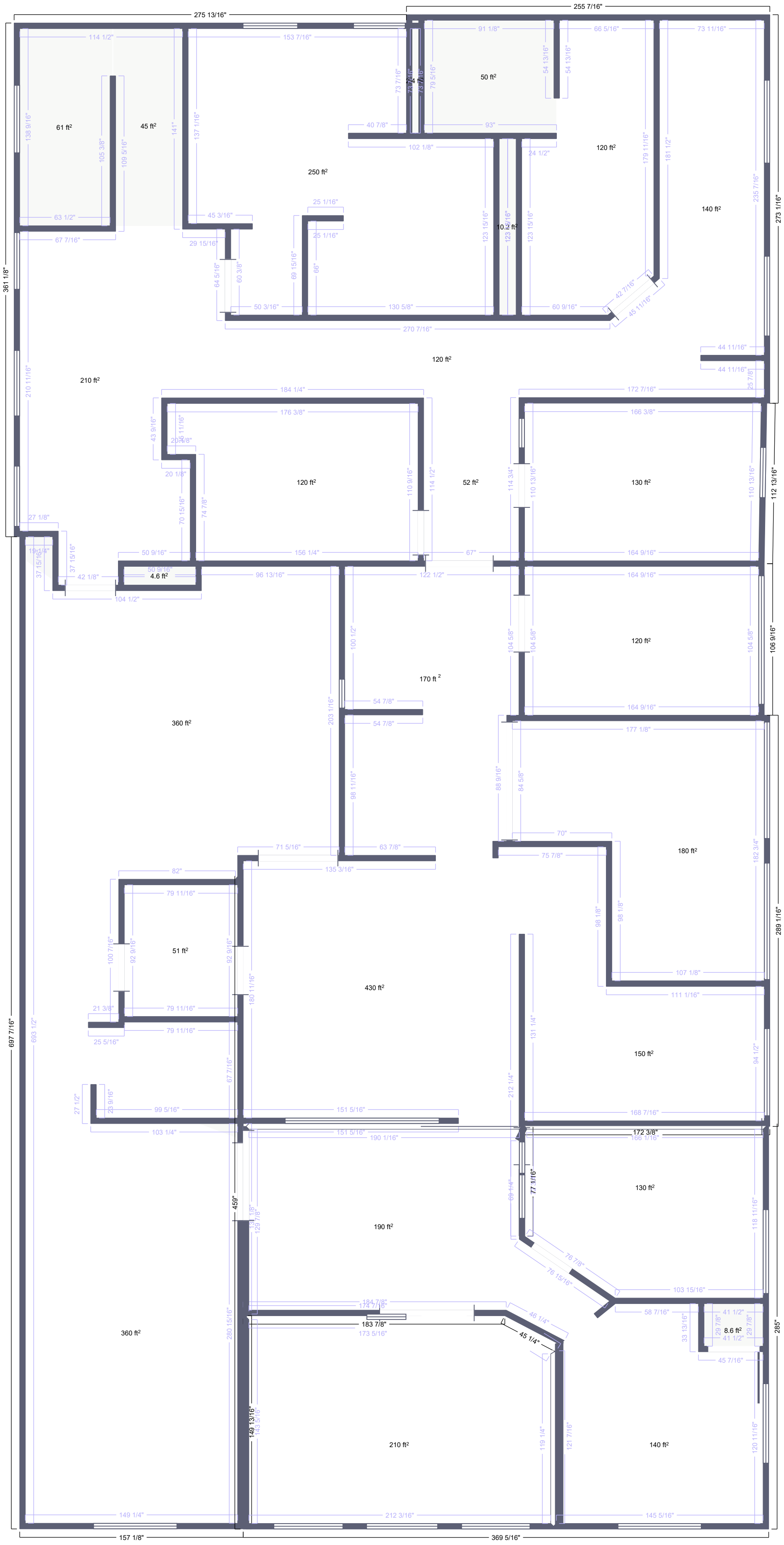
Photo Number	Description
DSCF1302	East elevation
DSCF1303	East elevation
DSCF1304	North elevation
DSCF1305	North elevation
DSCF1306	West elevation
DSCF1307	West elevation
DSCF1309	West elevation-close up
DSCF1310	South elevation
DSCF1311	South elevation
DSCF1312	South elevation
DSCF1313	South elevation
DSCF1314	West elevation-close up

19 W. Birch Ave. First Floor



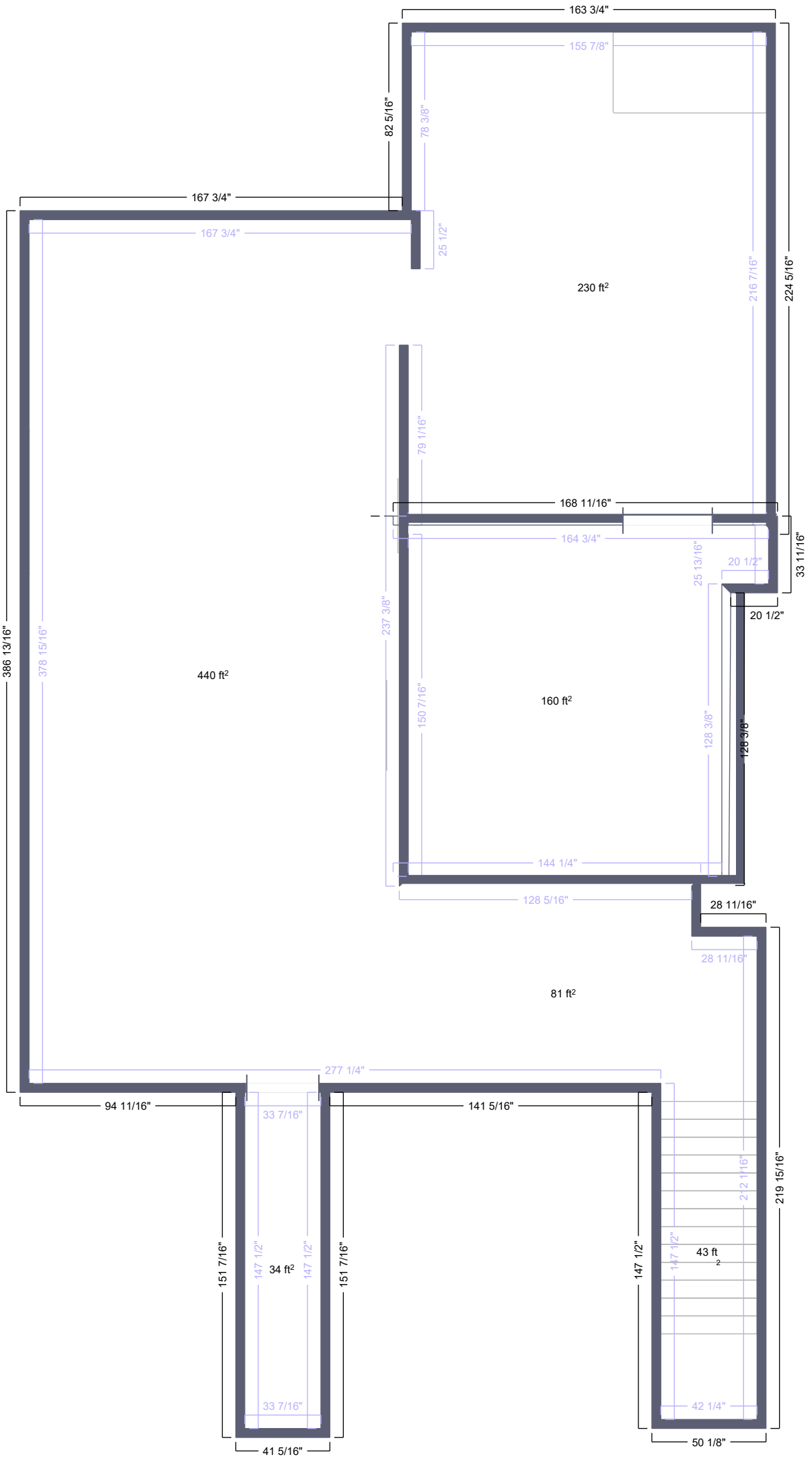
19 W. Birch 2nd Floor

Approximately 3300 ft² total

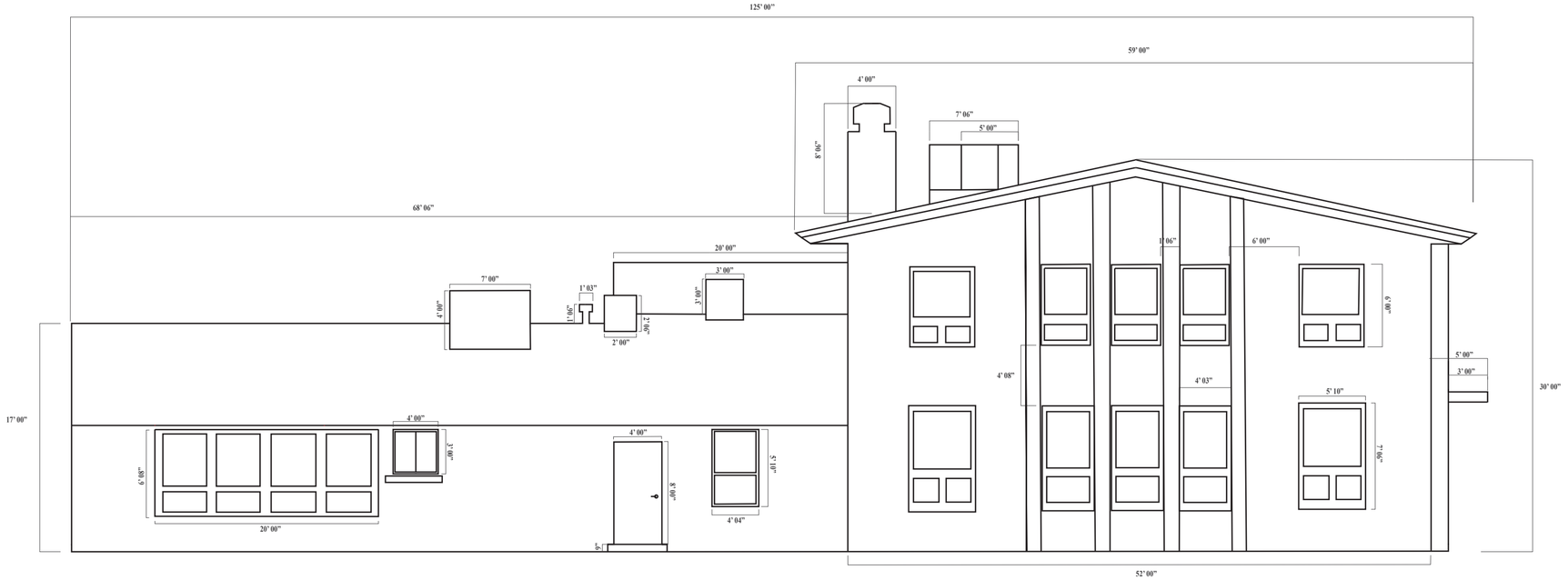


19 W. Birch Ave. Basement Floor

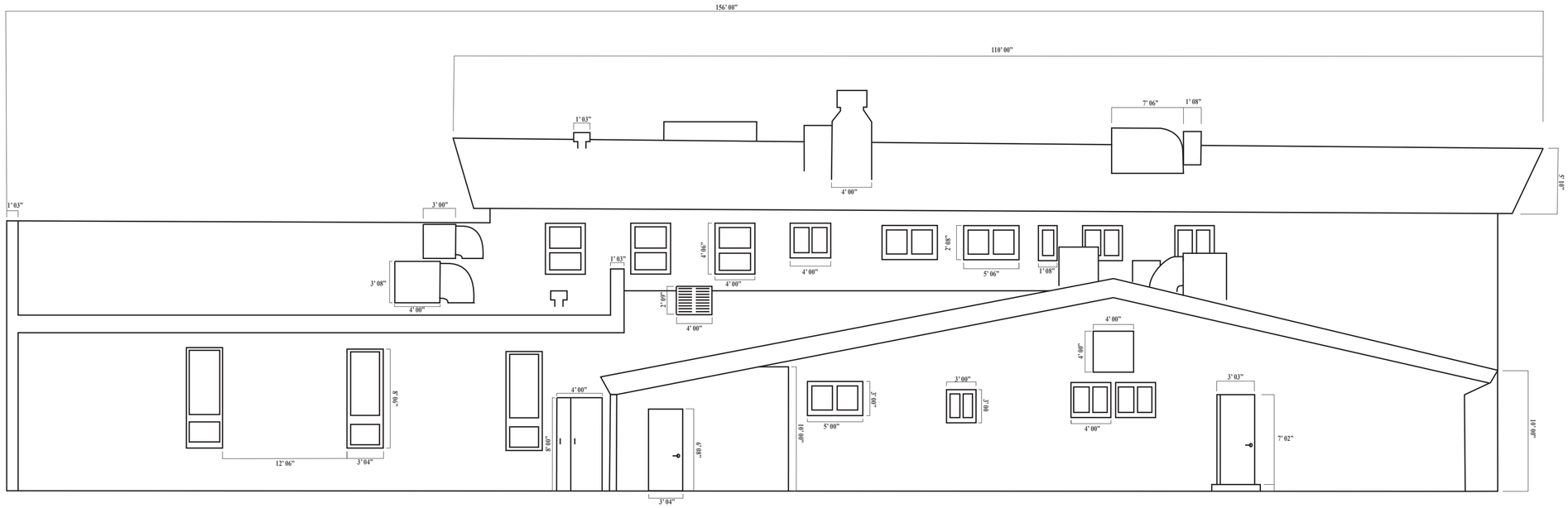
Approximately 1100 ft² total



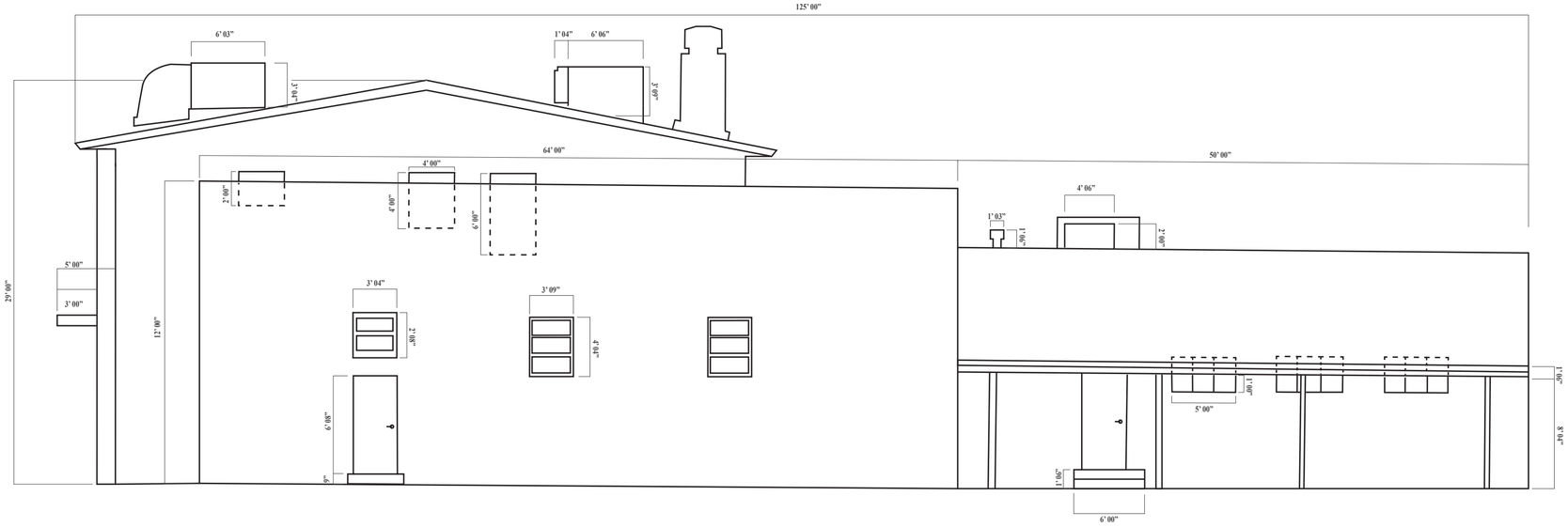
West Elevation of 18 W Birch
1:96 Scale



North Elevation of 18 W Birch
1:96 Scale



East Elevation of 18 W Birch
1:96 Scale



South Elevation of 18 W Birch
1:96 Scale

Heritage Preservation Commission **6. C.**

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 19 W. Birch Ave. Certificate of Appropriateness

PROPERTY INFORMATION:

Address: 19 W. Birch Ave.
Assessor's Parcel Number: 100-19-004A, 100-19-008A, and 100-19-007
Property Owner: Capri Flagstaff LLC and Leroux Retail LLC
Applicant: Capri Flagstaff LLC
City Staff: Lauren Clementino, HPO

REQUESTED ACTION:

Approve a Certificate of Appropriateness for:

1. Demolition of the existing building at 19 W. Birch Ave. (parcel 100-19-004A).
2. Design of new hotel and parking garage buildings on parcels 100-19-004A, 100-19-008A, and 100-19-007.

RECOMMENDED ACTION:

Divide the request into two separate parts and approve separate motions to:

1. Require a Certificate of Economic Hardship for the demolition of the existing building at 19 W. Birch Ave.
2. Approve a Certificate of Appropriateness for the design of the new hotel and parking garage, conditioned on a future approval of the Certificate of Economic Hardship and/or completion of a Temporary Delay of Demolition.

ALTERNATIVE ACTIONS:

1. The Commission can approve the Certificate of Appropriateness for both the demolition and the design without additional conditions;
2. The Commission can approve the Certificate of Appropriateness for both the demolition and the design with additional conditions related to the standards and guidelines applicable to the case;
3. The Commission can request additional information and continue to a date certain; or
4. The Commission can deny the application for both the demolition and the design and require a Certificate of Economic Hardship.

BACKGROUND INFORMATION

Cornerstone Environmental Consulting, LLC, was contracted by Capri Flagstaff LLC to conduct a Phase 1 Cultural Resource Study for the existing building at 19 W. Birch Ave. This building had not been previously studied. It is located within the Downtown Historic Overlay Zone, but outside of the Railroad Addition Historic District. The Phase 1 Cultural Resource Study found that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its associations with the areas of Social History and Government and under City of Flagstaff Criterion D for its architectural qualities.

HAS THERE BEEN PREVIOUS COMMISSION DECISION ON THIS:

At the May 21, 2025 meeting, the Heritage Preservation Commission reviewed a first submittal of the Phase 1

study and moved "to not accept the report and ask for revisions with a further re-evaluation of Flagstaff Criteria B and D and do further research into courts or the role of the courts in the building, social movements, construction methods and processes, and the post-WWII boom in Flagstaff, through documents such as oral histories, historic photos, architectural and City records and NAU newspapers, and to reduce the focus on interior integrity in their assessment."

At the July 16, 2025 meeting, the Commission reviewed the revised submittal of the Phase 1 Cultural Resource Study and selected measures to mitigate the proposed major impact of demolition of the property. The Commission found and determined that the facts exist as required by Section 10-30.30 of the Zoning Code to approve the study (by a vote of 7-0) with the following conditions:

1. The grammatical corrections noted by Commissioner Westheimer (including correct spelling of the names Robert W. Prochnow and Paul Babbitt Jr. and inclusion of Pat Madden as a source in the References) be incorporated into the Phase 1 to be approved by the Heritage Preservation Officer
2. Completion of a Phase 2 Cultural Resource Study to focus on architectural documentation to include archival grade photography, as-built drawings, and elevation drawings to be reviewed by the Heritage Preservation Commission
3. Interpretive mitigation for the National Register of Historic Places Criteria A significance be developed in conjunction with the Indigenous Commission and reviewed by the Heritage Preservation Commission
4. Malpais rocks be incorporated into the new building, preferably on the exterior, preferably salvaged, to be reviewed by the Heritage Preservation Commission during the Certificate of Appropriateness review
5. Archiving both Cultural Resource Studies, Phases 1 and 2, in a place where they will be publicly accessible, preferably the City of Flagstaff library and/or website

The first condition (addressing grammatical corrections in the Phase 1 report) has been met and the revisions approved by the Heritage Preservation Officer on July 21, 2025. The Phase 2 Cultural Resource Study was submitted for review by the Commission at the May 20, 2026 meeting as a separate Public Hearing item. The current Certificate of Appropriateness application demonstrates the proposed location for the malpais stone in the new design. The final condition (publicly accessible archiving of the Cultural Resource Studies) will be addressed after the Phase 2 Cultural Resource Study has been approved by the Commission.

Attachments

Certificate of Appropriateness Application
Architectural Plans
Landscape Plans
Civil Plans
Staff Report

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

Application to Heritage Preservation for a Certificate within an Overlay

Date Received		File Number

Property Owner(s)	Title	Phone	Email
Capri Flagstaff LLC		520-429-4256	jim@caprinc.com

Mailing Address	City, State, Zip
6867 N Oracle RD Tucson AZ 85704	

Applicant	Title	Phone	Email
Capri Flagstaff LLC		520-429-4256	jim@caprinc.com

Mailing Address	City, State, Zip
6867 N Oracle RD Tucson AZ 85704	

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Owner

Site Address	City, State, Zip
19 West Birch Ave. Flagstaff 86001	

Project Name
Graduate Hotel

Parcel Number(s)	Zoning District(s), including Overlays
APN 100-19-00-004A /100-19008A /100-19-007	Downtown Historic Overlay

Property Information:

- ☐ Yes ■ No Listed individually on the National or Arizona Register of Historic Places? (Name:_____)
- ☐ Yes ■ No Located in a National Register Historic District? (Name:_____)
- ☐ 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:	Applicant Signature:	Date:
	4/19/26		4/19/26

For City Use

Date Filed:_____ **HPC Hearing Date:**_____

Fee Receipt #:_____ **Amount:**_____ **Date:**_____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial:_____ **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

Project Description

The Graduate Hotel is a design-driven hospitality concept, part of Hilton Hotels, specifically tailored for cities and towns with a strong university presence. The brand is known for creating immersive guest experiences that reflect the local culture, history, and collegiate identity of each community. The proposed project will be located in downtown Flagstaff and will include 143 guest rooms within a five-story hotel building.

The hotel's design will thoughtfully incorporate multiple themes that reflect the rich history and character of Flagstaff, as well as its connection to Northern Arizona University, creating a unique sense of place for visitors. Through curated interiors, artwork, and architectural elements, the property will celebrate the region's heritage while delivering a modern, comfortable, and elevated guest experience. The development will feature a range of amenities, including a welcoming entry, lobby, library, café, restaurant, bar, fitness center, and rooftop lounge with outdoor patio. Floors two through five will accommodate guest rooms, while the rooftop space will provide expansive views of the surrounding area.

As part of this project, a structured parking garage will be constructed alongside the hotel. The garage will be approximately four and a half stories in height and will provide approximately 200 parking spaces, with 150 spaces dedicated to hotel guests and 50 spaces available for public use. This component of the project is intended to help meet both on-site demand and broader downtown parking needs.

This project is intended to be a defining addition to downtown Flagstaff, introducing a nationally recognized hotel brand while supporting economic growth. It will generate construction and long-term employment opportunities, increase tourism, and contribute to local sales and lodging tax revenues. In addition, the hotel will complement and support surrounding restaurants, retail establishments, and locally owned businesses.

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

See additional pages with the application.

Insert additional pages if necessary

Explanation of how the project meets the Compliance with The Downtown Design Handbook

The proposed Graduate Hotel in downtown Flagstaff is designed to reflect both the character of the Graduate Hotel brand and the unique history and culture of Flagstaff. Graduate Hotels are specifically tailored to university communities, incorporating locally inspired themes into the architectural design and guest experience. For this project, the building design draws from Flagstaff's historic downtown context, including its railroad heritage, mountain setting, and traditional materials, to create a structure that feels authentic and rooted in place. This approach is consistent with the intent of the Downtown Design Handbook, which encourages context-sensitive, locally inspired architecture.

Building Scale, Massing, and Context

The hotel is a five-story structure with an integrated parking garage (four levels), consistent with the intensity and character of downtown Flagstaff. The proposed building height of approximately **60 feet** complies with zoning allowances. The project includes **143 guest rooms (keys)** and is designed to reflect the urban form and density typical of downtown developments.

Design Guidelines for Color (C1–C3)

C1 – Use of Contextual Colors

The buildings utilize a color palette derived from Flagstaff's historic downtown context, including earth tones, muted neutrals, and natural material colors. These tones are consistent with surrounding historic structures and reinforce the region's architectural character.

C2 – Avoidance of Highly Saturated or Reflective Colors

Bright, highly saturated, or reflective colors are avoided on primary building surfaces. Accent colors are used sparingly at architectural details and storefront elements to provide visual interest without overwhelming the façade composition.

C3 – Integration with Materials

Color is integrated with natural materials such as brick, stucco, tile, sand blasted concrete and malpais stone and painted concrete, allowing the building's appearance to be driven by material authentic finishes.

Design Guidelines for New Buildings (N1–N9)

N1 – Compatibility with Context

The building reflects the scale, rhythm, and character of downtown Flagstaff through its massing, material palette, and architectural detailing. Design references include the area's railroad heritage and historic masonry structures.

N2 – Pedestrian-Oriented Design

Active ground floor uses—including lobby, café, restaurant, and lounge—are oriented toward the street with large transparent glazing and clearly defined entrances, creating an engaging pedestrian environment.

N3 – Human-Scaled Elements

The façade incorporates vertical and horizontal articulation, material changes, and storefront proportions that relate to pedestrian scale.

N4 – Building Massing and Articulation

The building mass is broken into smaller components through step-backs, modulation, and façade

offsets consistent with zoning requirements. This reduces perceived bulk and aligns with the scale of surrounding development.

N5 – Exterior Materials and Finishes

The project incorporates high-quality, durable materials appropriate for downtown Flagstaff, including:

- **Malpais stone (basalt)** is used at the base, consistent with local historic construction and as required by prior Commission direction.
- **Architectural concrete finishes**, including painted colored cast-in-place and/or precast concrete. Finishes include sand blasted and stained and smooth formwork textures to provide visual depth and variation while maintaining durability.
- **Masonry elements** of brick, tile and sandblasted and stained concrete accents used in a complementary manner.

All materials are selected for longevity, resistance to weathering, and compatibility with the historic context, consistent with the intent of this guideline.

N6 – Roof Forms and Expression

Rooflines are designed to contribute to the overall building composition and include variation to avoid large, unarticulated roof masses.

N7 – Windows and Openings

Window patterns reflect a vertical rhythm and proportion consistent with traditional downtown buildings. Ground floor glazing is maximized to support transparency and pedestrian engagement.

N8 – Ground Floor Design

The ground floor includes a high level of transparency, frequent entrances, and active uses that contribute to a vibrant streetscape.

N9 – Parking Integration

The project provides a total of **200 parking stalls**, including approximately **150 dedicated hotel spaces and 50 City-designated public parking spaces**, exceeding the minimum required **149 stalls**. The parking garage is fully integrated into architectural treatment consistent with the Graduate hotel design and the downtown handbook design.

Site Design Guidelines (SD1–SD4)

SD1 – Pedestrian Connectivity

Primary building entrances are oriented toward public sidewalks, with clear and direct pedestrian access from adjacent streets.

SD2 – Streetscape and Landscape Design

A 5-foot landscape buffer is provided along street frontages. Streetscape elements are designed to complement downtown character and enhance walkability.

SD3 – Service and Loading Areas

Service functions, including trash, recycling, and loading, are located internally and accessed from the alley. These areas are screened from public view to maintain a high-quality streetscape.

SD4 – Bicycle and Alternative Transportation

Bicycle parking is provided (10 spaces) in convenient, accessible locations, supporting multimodal transportation options.

Additional Design Consideration – Malpais Stone

Consistent with prior Commission conditions of approval, **malpais stone** is incorporated into the building design as a primary material at ground level. This material reinforces the building's connection to local geology and historic construction practices in Flagstaff, while enhancing durability and visual authenticity.

Conclusion

The proposed Graduate Hotel meets the applicable Downtown Design Handbook guidelines through careful attention to color, material selection, building articulation, pedestrian engagement, and site design. The integration of locally significant materials such as malpais stone, along with high-quality concrete and masonry finishes, ensures the project contribute positively to the character and continuity of downtown Flagstaff.

City of Flagstaff
Community Development Division
Building Safety & Code Compliance Section
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2627 Email: Buildingpermits@flagstaffaz.gov

OWNER AUTHORIZATION FORM

I (property owner) do hereby authorize Capri Flagstaff LLC Jim O'Connell
Agent's Name and Company (if applicable)
to act on my behalf for improvements at 19 W Birch Ave,
Property Address / Suite / Unit
and to obtain building permit(s) on my behalf for the work specified below. If the property has more than one owner, I certify that I have authority to provide this authorization on behalf of all owners.

Residential:

	New Build / SFR		Remodel
	Addition (attached)		Accessory (detached)
	Roof		Manufactured Home / Park Model
	Demolition		Solar System
	Mechanical		Plumbing
	Gas		Fence / Walls
	Electrical		Other (specify):

Commercial:

	New Build		Tenant Improvements
	Addition (attached)		Accessory (detached)
	Roof		Modular Building
X	Demolition		Mechanical
	Gas		Plumbing
	Sign		Fence / Walls
	Site Improvements		Change in Occupancy
	Cell Tower		Other (specify):

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices, or other approvals ("Approvals") by the City of Flagstaff pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state, and federal laws, codes, rules, regulations, and requirements; and (3) correcting any violations of the terms and conditions of such Approvals issued by the City of Flagstaff pursuant to my agent's application.

Property Owner's Signature:

Printed Name: Jim O'Connell
Signature: [signature]
Phone: 520-429-4256
Email: jim@capriinc.com Date: 4/1/26

City of Flagstaff
Community Development Division
Building Safety & Code Compliance Section
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2627 Email: Buildingpermits@flagstaffaz.gov

OWNER AUTHORIZATION FORM

I (property owner) do hereby authorize Jim OConnell Capri Flagstaff LLC
Agent's Name and Company (if applicable)
to act on my behalf for improvements at 111 N Verroux St Flagstaff AZ 86001,1
Property Address / Suite / Unit
and to obtain building permit(s) on my behalf for the work specified below. If the property has more than one owner, I certify that I have authority to provide this authorization on behalf of all owners.

Residential:

	New Build / SFR
	Addition (attached)
	Roof
	Demolition
	Mechanical
	Gas
	Electrical

	Remodel
	Accessory (detached)
	Manufactured Home / Park Model
	Solar System
	Plumbing
	Fence / Walls
	Other (specify):

Commercial:

	New Build
	Addition (attached)
	Roof
	Demolition
	Gas
	Sign
	Site Improvements
	Cell Tower

	Tenant Improvements
	Accessory (detached)
	Modular Building
	Mechanical
	Plumbing
	Fence / Walls
	Change in Occupancy
	Other (specify): Demolition of Bulding

By signing this Form, I acknowledge and agree that I am not released from responsibility for: (1) the payment of any and all fees associated with the issuance of any permits, orders, notices, or other approvals ("Approvals") by the City of Flagstaff pursuant to my agent's application; (2) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable county, state, and federal laws, codes, rules, regulations, and requirements; and (3) correcting any violations of the terms and conditions of such Approvals issued by the City of Flagstaff pursuant to my agent's application.

Property Owner's Signature:

Printed Name: Bhavna Prema

Signature: Bhavna Prema

Phone: 928 562 256 5813

Email: bhavnaprema@gmail.com Date: 1/16/25

Flagstaff Commercial Permitting

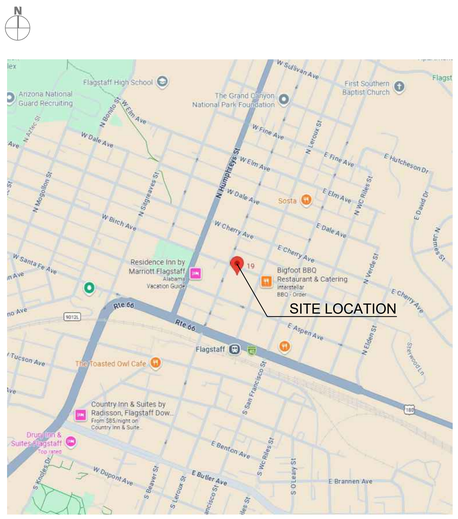
Land Use

- Concept Plan Approval
- Site Plan Approval
- HPC Approval

Building

- Demolition Approval
- Flagstaff Service Planning/APS Approval
- Commercial Building/Civil Plan Approval
- Mechanical/Electrical/Plumbing Approval
- Deferred Submittals including Fire Sprinkler, Fire Alarm, etc.
- Coconino County Health Food Service Approval

VICINITY MAP



CONSULTANTS

OWNER

CAPRI, INC
6867 NORTH ORACLE ROAD STE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

ARCHITECT

JRA ARCHITECTS
2200 W. ROSEBUD LANE
COEUR D' ALENE, ID 83814
(208) 667-5570
CONTACT: DALE JOHNSON

CIVIL ENGINEER

WOOD PATEL
2051 WEST NORTHER AVE, SUIT3 100
PHOENIX, AZ 85021
(602) 335-8500
CONTACT: ROBERT SAUNDERS

LANDSCAPE ARCHITECT

ASPEN DESIGN GROUP
P.O. BOX 2394
ISSAQUAH, WA 98027
(425) 292-9845
CONTACT: PAUL DIX

PROJECT DATA

GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	21	21	21	17	80
EXTENDED KING	0	0	1	1	1	3
KING SUITE	0	0	1	1	0	2
KING CORNER VIEW	0	1	1	1	1	4
DOUBLE QUEEN	0	12	12	11	11	46
ACCESSIBLE KING	0	1	1	1	1	4
ACCESSIBLE EXTENDED KING	0	1	0	0	0	1
ACCESSIBLE DOUBLE QUEEN	0	0	0	1	1	2
ACCESSIBLE KING SUITE	0	1	0	0	0	1
	0	37	37	37	32	143

HOTEL AREA CALCULATIONS

FIRST (GROUND) FLOOR	16,423 SF
SECOND FLOOR	18,220 SF
THIRD FLOOR	18,220 SF
FOURTH FLOOR	18,220 SF
FIFTH FLOOR	17,691 SF
	88,774 SF

GARAGE AREA CALCULATIONS

FIRST (GROUND) FLOOR	17,670 SF
SECOND FLOOR	17,497 SF
THIRD FLOOR	17,497 SF
FOURTH FLOOR	17,497 SF
	70,161 SF

PROJECT INFORMATION

ADDRESS	HOTEL	19 W BIRCH ST, FLAGSTAFF, AZ 86001
	GARAGE	111 N LEROUX ST, FLAGSTAFF, AZ 86001
	GARAGE	123 N LEROUX ST, FLAGSTAFF, AZ 86001
APN		100-19-004-A, 100-19-007, 100-19-008-A
SITE AREA		.48 ACRES + .33 ACRES + .23 ACRES
ZONING		CB
BUILDING USE		HOTEL, 143 GUESTROOMS
PROPOSED STORIES		5
BASIC BUILDING HEIGHT ALLOWED		60 FT
BUILDING HEIGHT PROPOSED		60 FT
LOT COVERAGE		
HOTEL: 16,423 / 20,908.98 = .785		78.5%
GARAGE: 17,670 / 24,393.6 = .724		72.4%
GUEST ROOM AREA		388 SF
PARKING REQUIRED		
18 EMPLOYEES PARKING 1 CAR PER 3 EMPLOYEES 18/3		6
HOTEL ROOMS 143 KEYS		143
TOTAL		149 STALLS
PARKING PROVIDED (STANDARD STALL)		191 STALLS
PARKING PROVIDED (ACCESSIBLE)		9 STALLS
PROPOSED HOTEL PARKING		144 STANDARD STALLS, 6 ACCESSIBLE STALLS
PROPOSED CITY PARKING		47 STANDARD STALLS, 3 ACCESSIBLE STALLS
BICYCLE PARKING PROPOSED 204 x 0.05		10 BICYCLE SPACES

PARKING CALCULATION

	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	TOTAL
STANDARD	46	47	49	49	191
ACCESSIBLE	4	2	2	1	9
	50	49	51	50	200

NOTES:

1. CITY OF FLAGSTAFF 50 STALLS
2. ELEVATIONS SHOWN ARE PRELIMINARY, FOR REFERENCE ONLY. CONFIRM FLOOD ELEVATION, AND ALL FINAL FINISHED FLOOR ELEVATIONS, WITH CIVIL ENGINEER. FLOOD PREVENTION CONSULTANT WILL BE RESPONSIBLE FOR ALL FLOOD PROOFING PLANS AND DETAILS.

SHEET INDEX

ARCHITECTURAL

SHT.	TITLE
A0.0	COVER SHEET W/ PROJECT DATA & SHEET INDEX
A1.01	SITE PLAN
A2.01	HOTEL FIRST FLOOR PLAN
A2.02	HOTEL SECOND FLOOR PLAN
A2.03	HOTEL THIRD FLOOR PLAN
A2.04	HOTEL FOURTH FLOOR PLAN
A2.05	HOTEL FIFTH FLOOR PLAN
A2.06	PARKING GARAGE LEVEL 1A
A2.07	PARKING GARAGE LEVEL 1B
A2.08	PARKING GARAGE LEVEL 2
A2.09	PARKING GARAGE LEVEL 3
A2.10	PARKING GARAGE LEVEL 4
A3.01	HOTEL BUILDING ELEVATIONS
A3.02	HOTEL BUILDING ELEVATIONS
A3.03	HOTEL RENDERINGS
A3.04	GARAGE BUILDING ELEVATIONS
A3.05	GARAGE BUILDING ELEVATIONS
A3.06	GARAGE RENDERINGS

JRA
ARCHITECTURE & PLANNING

Coeur d' Alene Office
2200 West Rosebud Lane
Coeur d' Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111

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no:	revisions:	date:

project title:

Graduate BY HILTON
Flagstaff, AZ

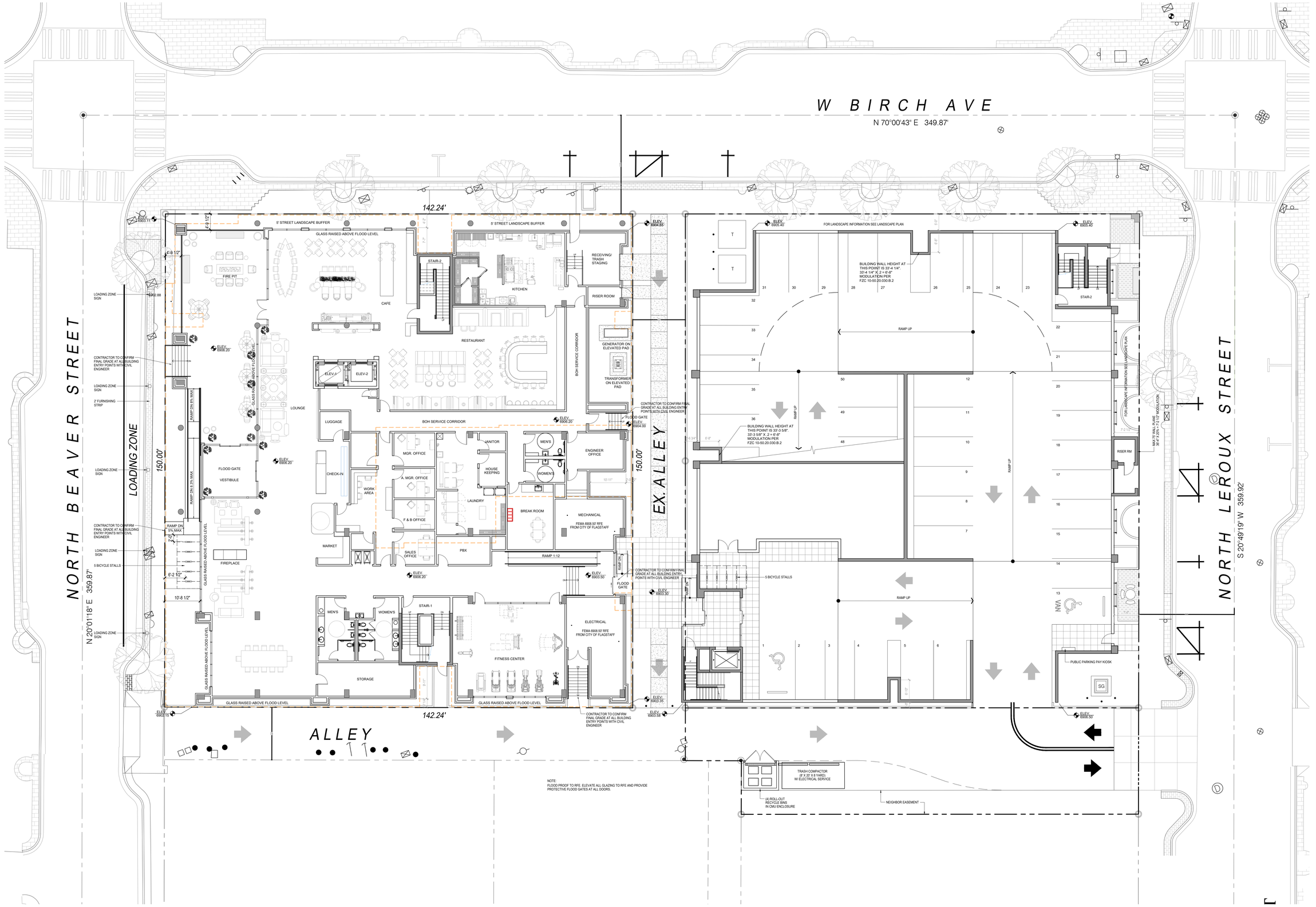
project phase:

Site Plan Review

sheet title:

COVER SHEET

project no:	sheet no:
drawn: DH	A0.0
checked: DJ	
date: March 3, 2026	



1 SITE PLAN
SCALE: 3/32" = 1'-0"

JRA
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no:	revisions:	date:

project title:

Graduate BY HILTON
Flagstaff, AZ

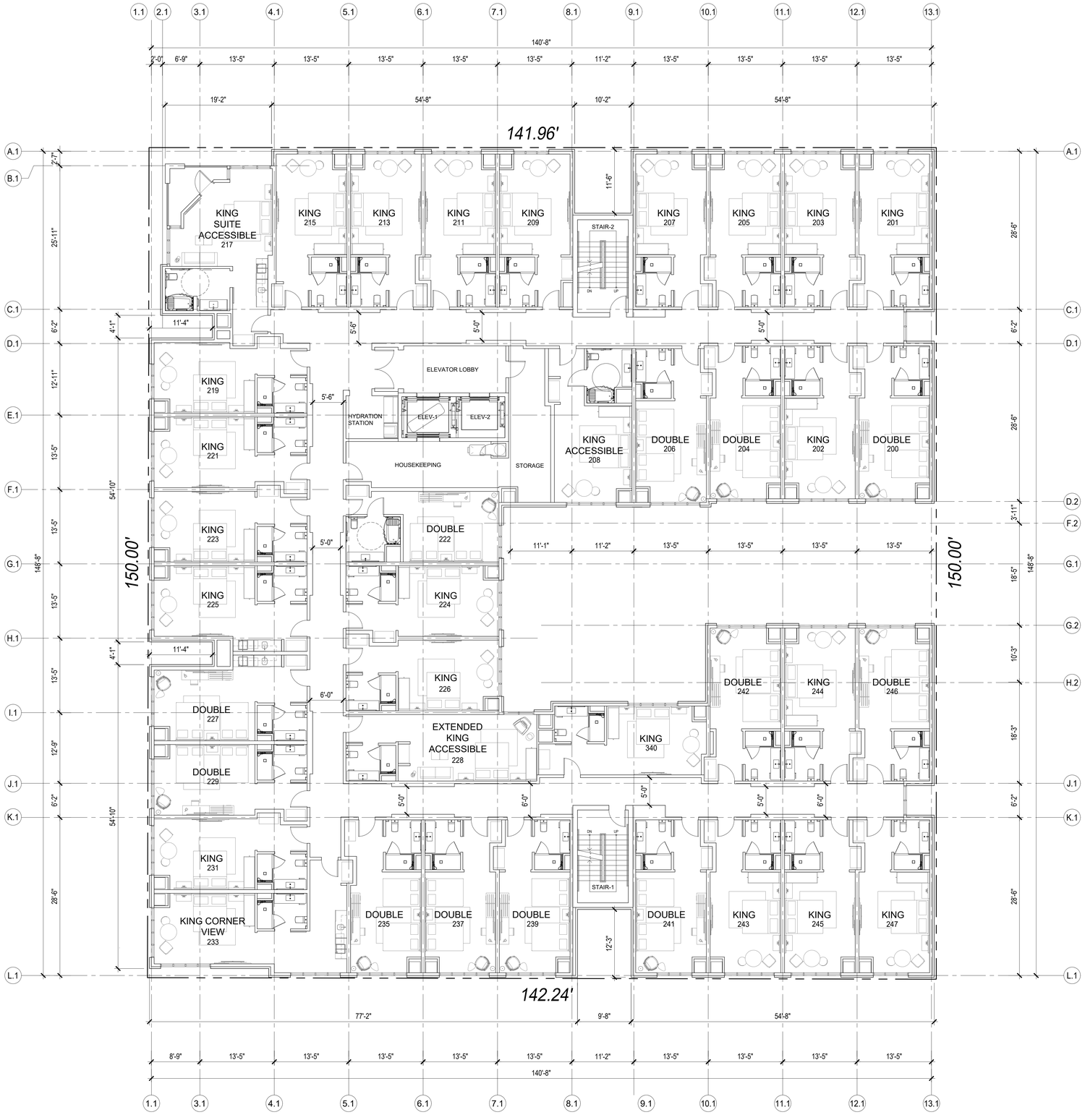
project phase:

Site Plan Review

sheet title:

OVERALL SITE PLAN

project no:	sheet no:
drawn: DH	A1.01
checked: DJ	
date: March 3, 2026	



1 SECOND FLOOR PLAN

3/32"=1'-0"

N

NOTES:

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GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	21	21	21	17	**80**
EXTENDED KING	0	0	1	1	1	**3**
KING SUITE	0	0	1	1	0	**2**
KING CORNER VIEW	0	1	1	1	1	**4**
DOUBLE QUEEN	0	12	12	11	11	**46**
ACCESSIBLE KING	0	1	1	1	1	**4**
ACCESSIBLE EXTENDED KING	0	1	0	0	0	**1**
ACCESSIBLE DOUBLE QUEEN	0	0	0	1	1	**2**
ACCESSIBLE KING SUITE	0	1	0	0	0	**1**
	0	37	37	37	32	**143**

JRA

ARCHITECTURE & PLANNING

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Fax : 208-730-1111

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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

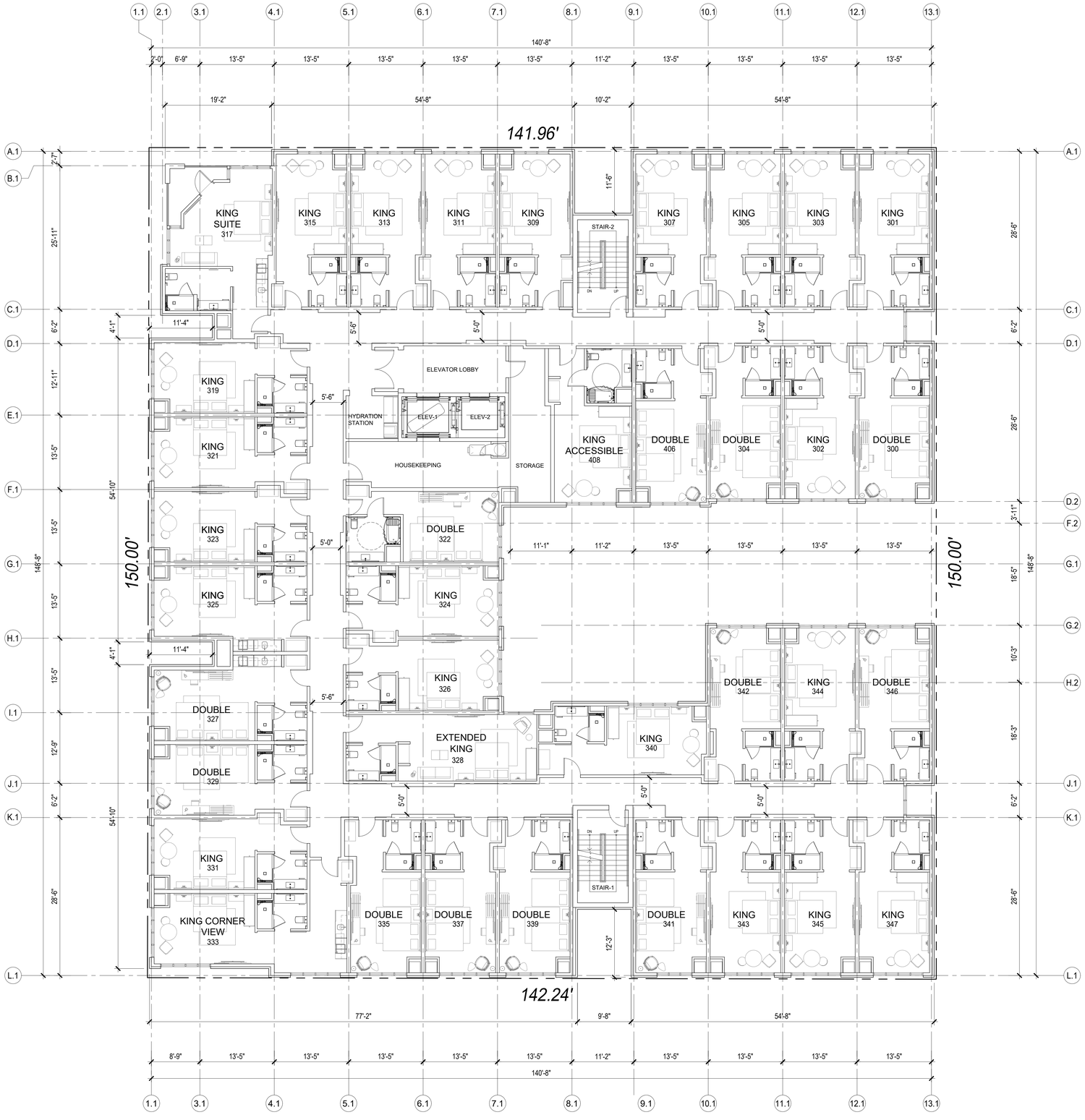
project phase:

Concept Plan

sheet title:

2ND FLOOR PLAN

project no:	sheet no:
drawn: DH	A2.02
checked: DJ	
date: MARCH 3, 2026	



1 THIRD FLOOR PLAN

3/32"=1'-0"

N

NOTES:

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GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	21	21	21	17	80
EXTENDED KING	0	0	1	1	1	3
KING SUITE	0	0	1	1	0	2
KING CORNER VIEW	0	1	1	1	1	4
DOUBLE QUEEN	0	12	12	11	11	46
ACCESSIBLE KING	0	1	1	1	1	4
ACCESSIBLE EXTENDED KING	0	1	0	0	0	1
ACCESSIBLE DOUBLE QUEEN	0	0	0	1	1	2
ACCESSIBLE KING SUITE	0	1	0	0	0	1
	0	37	37	37	32	143

JRA

ARCHITECTURE & PLANNING

Coeur d' Alene Office
2200 West Rosebud Lane
Coeur d' Alene, ID 83814
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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

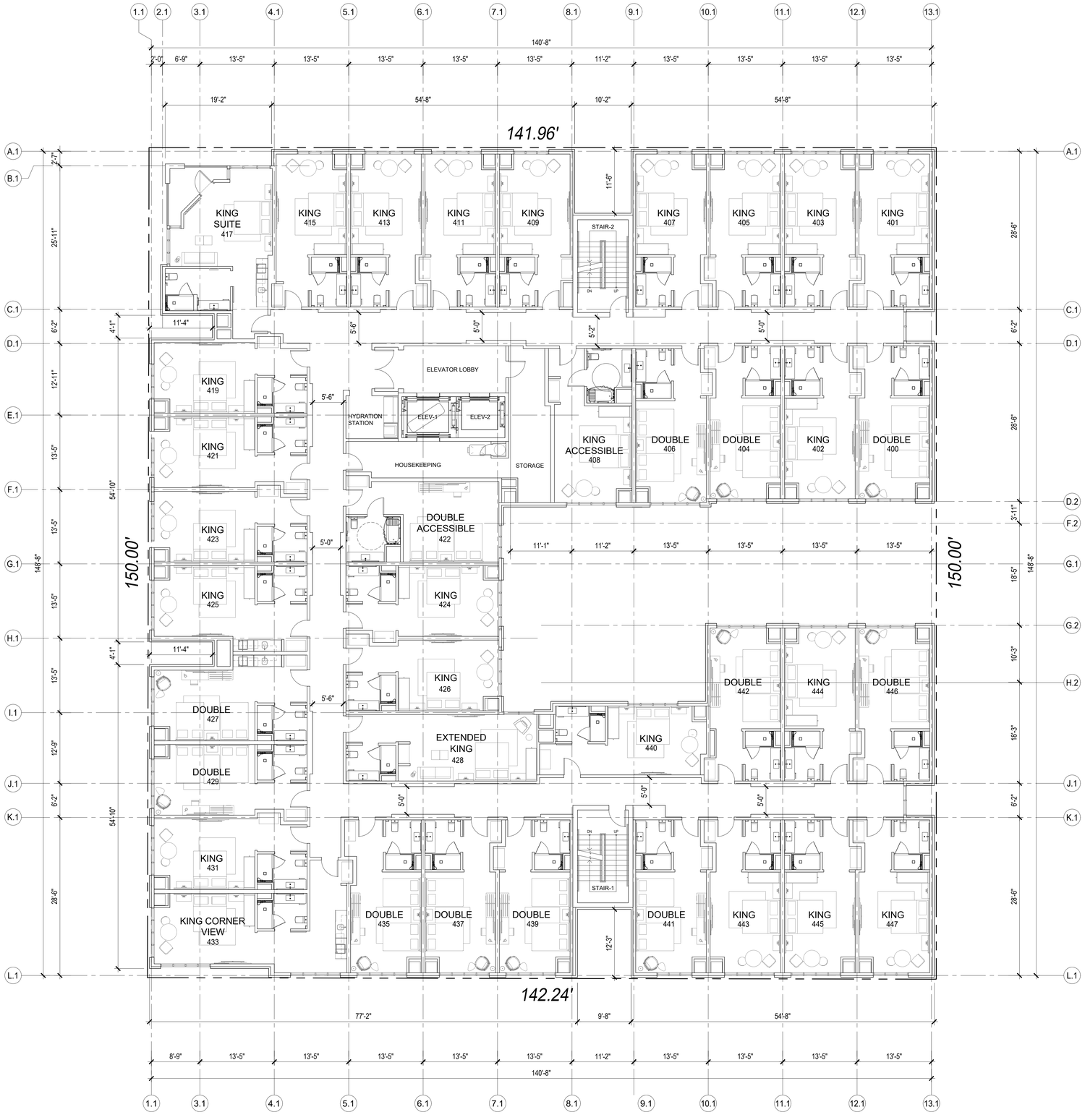
project phase:

Site Plan Review

sheet title:

3RD FLOOR PLAN

project no:	sheet no:
drawn: DH	A2.03
checked: DJ	
date: MARCH 3, 2026	



1 FOURTH FLOOR PLAN

3/32"=1'-0"

N

NOTES:

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GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	21	21	21	17	80
EXTENDED KING	0	0	1	1	1	3
KING SUITE	0	0	1	1	0	2
KING CORNER VIEW	0	1	1	1	1	4
DOUBLE QUEEN	0	12	12	11	11	46
ACCESSIBLE KING	0	1	1	1	1	4
ACCESSIBLE EXTENDED KING	0	1	0	0	0	1
ACCESSIBLE DOUBLE QUEEN	0	0	0	1	1	2
ACCESSIBLE KING SUITE	0	1	0	0	0	1
	0	37	37	37	32	143

JRA
ARCHITECTURE & PLANNING

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Coeur d' Alene, ID 83814
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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

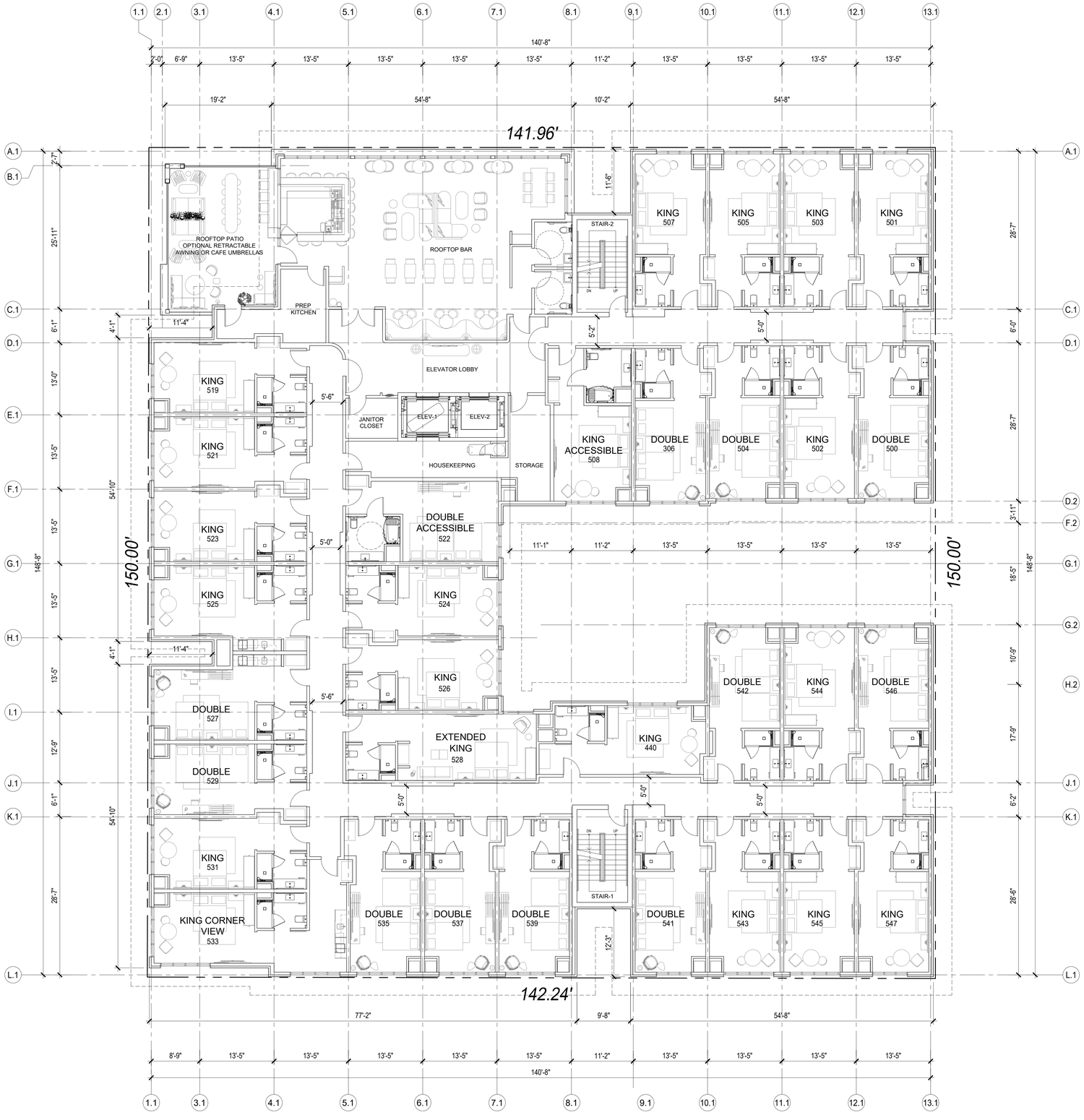
project phase:

Site Plan Review

sheet title:

4TH FLOOR PLAN

project no:	sheet no:
drawn: DH	A2.04
checked: DJ	
date: MARCH 3, 2026	



1 FIFTH FLOOR PLAN

3/32"=1'-0"

N

NOTES:

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GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING	0	21	21	21	17	80
EXTENDED KING	0	0	1	1	1	3
KING SUITE	0	0	1	1	0	2
KING CORNER VIEW	0	1	1	1	1	4
DOUBLE QUEEN	0	12	12	11	11	46
ACCESSIBLE KING	0	1	1	1	1	4
ACCESSIBLE EXTENDED KING	0	1	0	0	0	1
ACCESSIBLE DOUBLE QUEEN	0	0	0	1	1	2
ACCESSIBLE KING SUITE	0	1	0	0	0	1
	0	37	37	37	32	143

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2200 West Rosebud Lane
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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

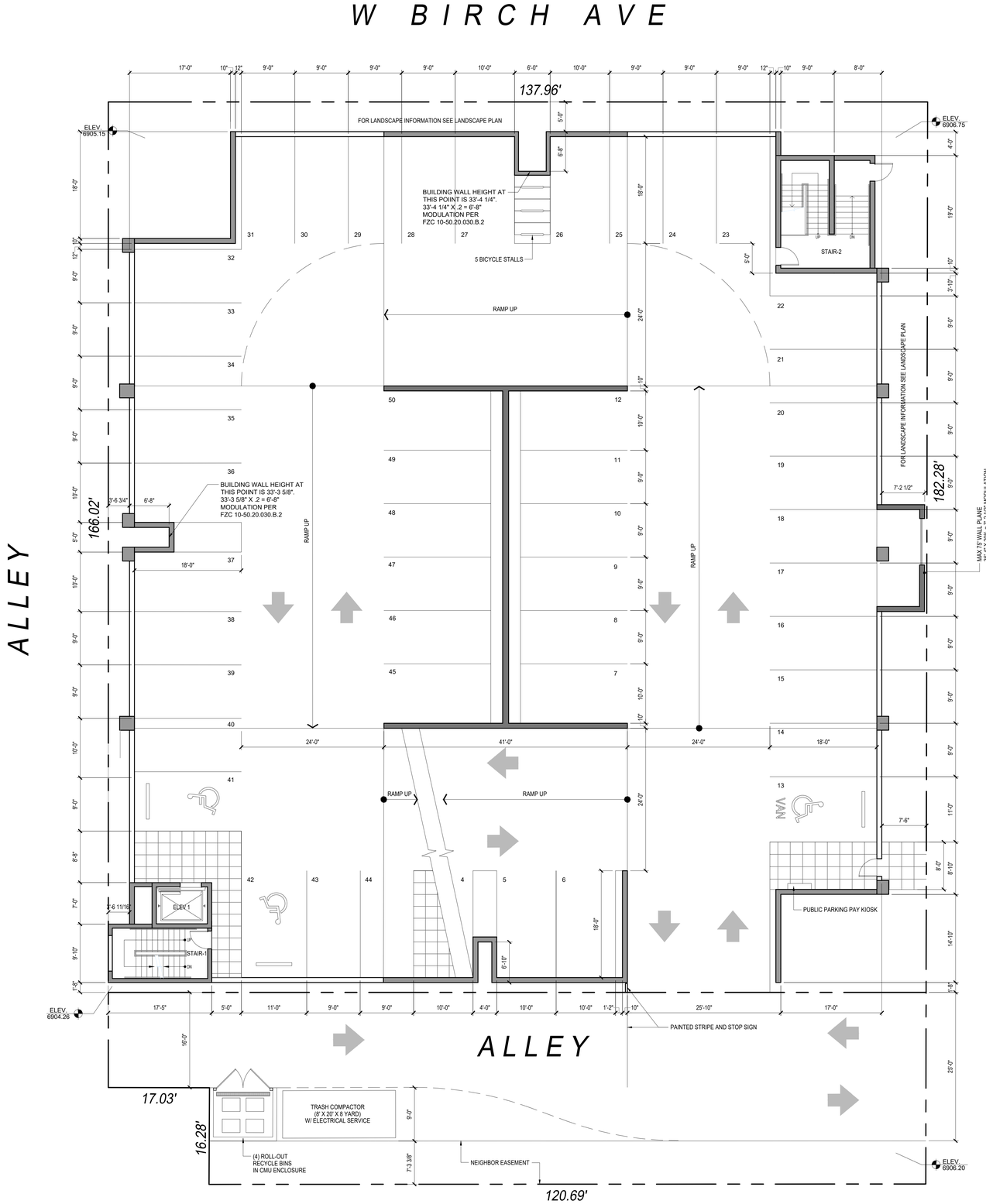
project phase:

Site Plan Review

sheet title:

5TH FLOOR PLAN

project no:	sheet no:
drawn: DH	A2.05
checked: DJ	
date: March 3, 2026	



1 PARKING GARAGE LEVEL 1
1/8"=1'-0"

1 PARKING GARAGE LEVEL 1 (LOWER)
1/8"=1'-0"

NOTES:

1. CITY OF FLAGSTAFF 50 STALLS
2. ELEVATIONS SHOWN ARE PRELIMINARY, FOR REFERENCE ONLY. CONFIRM FLOOD ELEVATION, AND ALL FINAL FINISHED FLOOR ELEVATIONS, WITH CIVIL ENGINEER. FLOOD PREVENTION CONSULTANT WILL BE RESPONSIBLE FOR ALL FLOOD PROOFING PLANS AND DETAILS.

PARKING CALCULATION

	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	TOTAL
STANDARD	46	47	49	49	**191**
ACCESSIBLE	4	2	2	1	**9**
	50	49	51	50	**200**

NOTE: CITY OF FLAGSTAFF 50 STALLS

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project title:

Graduate BY HILTON
Flagstaff, AZ

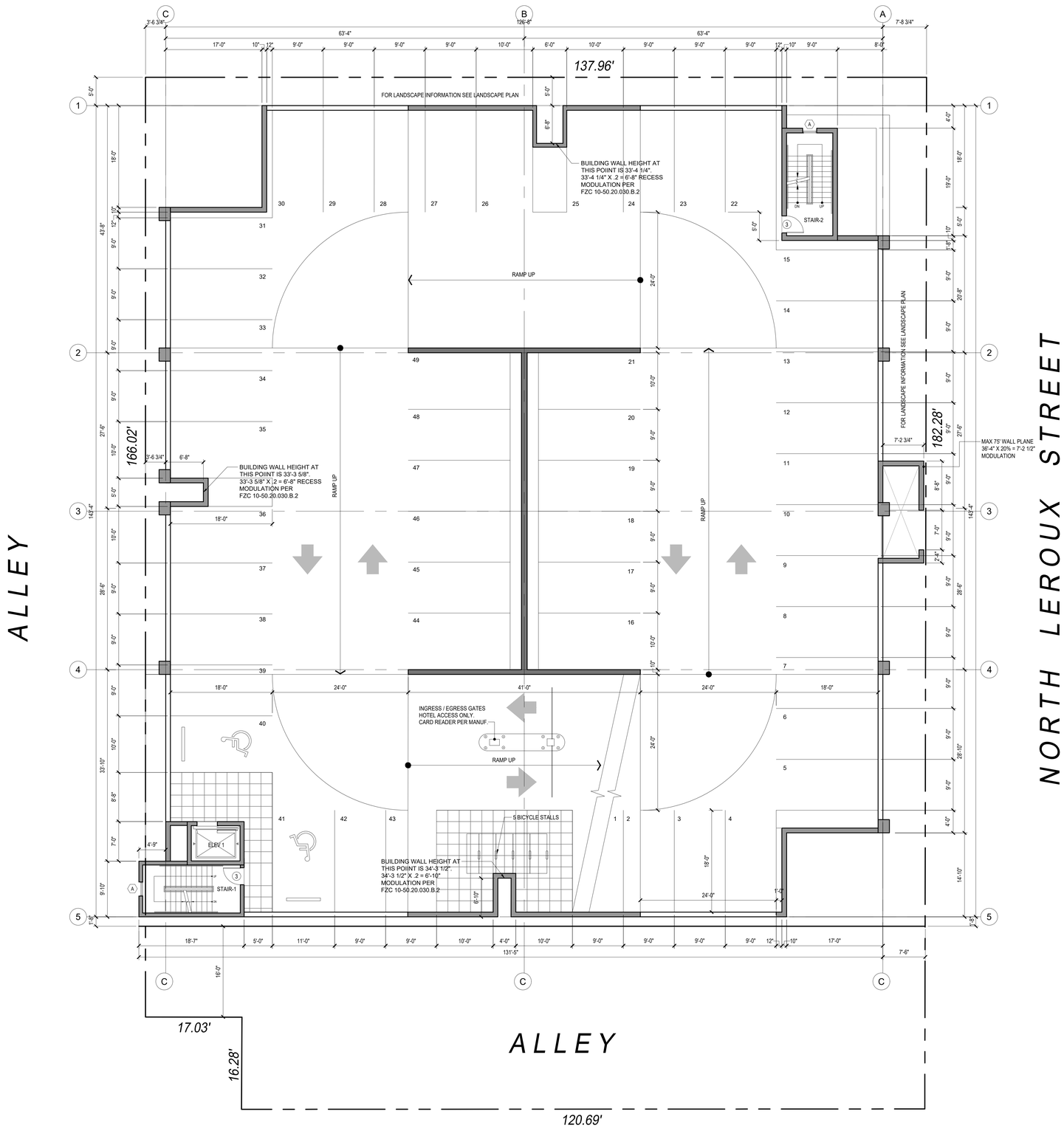
project phase:

Site Plan Review

sheet title:

PARKING GARAGE LEVEL 1

project no:	sheet no:
drawn: DH	A2.06
checked: DJ	
date: March 3, 2026	



1 PARKING GARAGE LEVEL 2
1/8"=1'-0"

NOTES:

1. CITY OF FLAGSTAFF 50 STALLS
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PARKING CALCULATION

	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	TOTAL
STANDARD	46	47	49	49	**191**
ACCESSIBLE	4	2	2	1	**9**
	50	49	51	50	**200**

NOTE: CITY OF FLAGSTAFF 50 STALLS

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Graduate BY HILTON

Flagstaff, AZ

project phase:

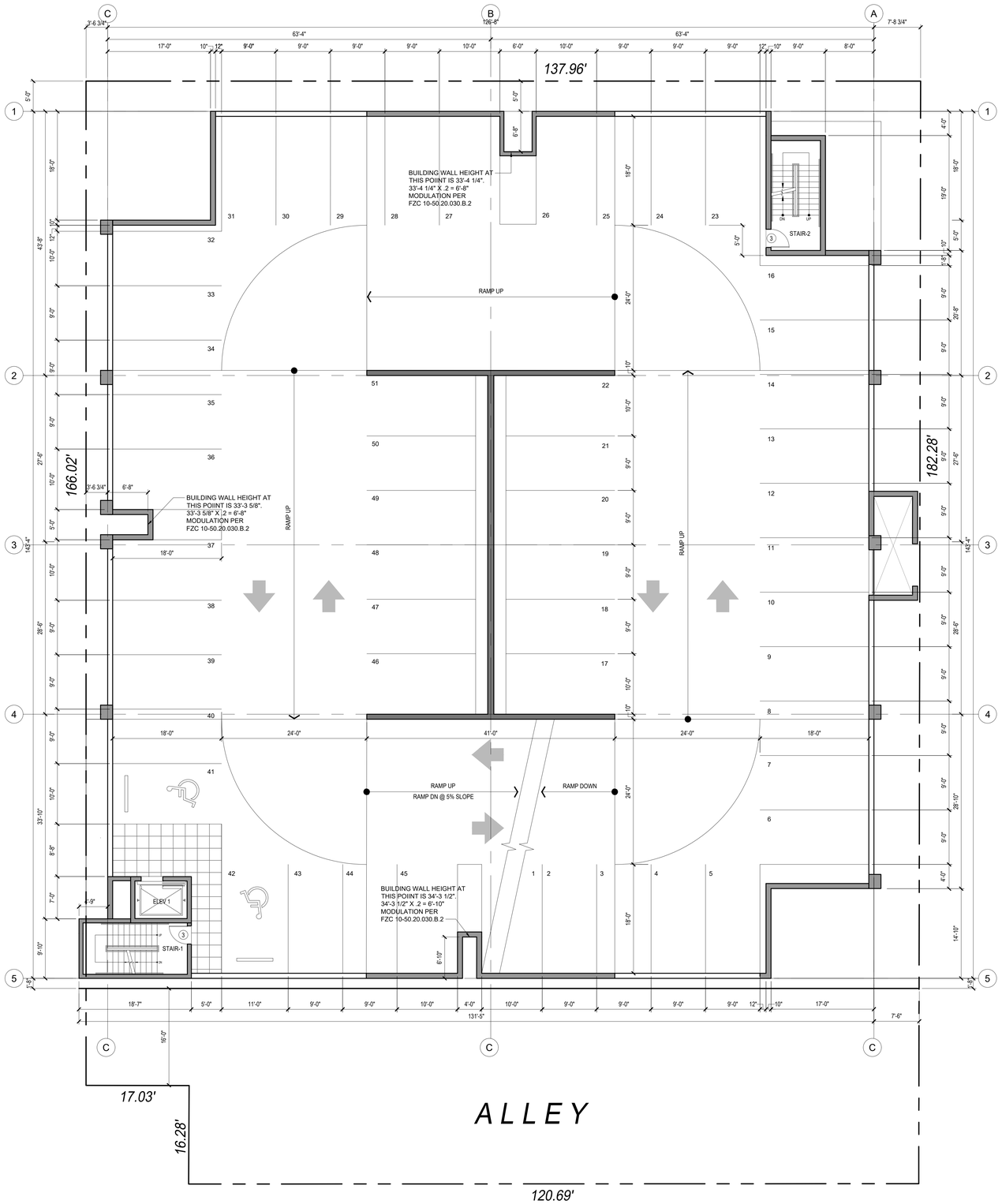
Site Plan Review

sheet title:

PARKING GARAGE LEVEL 2

project no:	sheet no:
drawn: DH	A2.07
checked: DJ	
date: March 3, 2026	

W BIRCH AVE



ALLEY

NORTH LEROUX STREET

ALLEY

1 PARKING GARAGE LEVEL 3
1/8"=1'-0"

NOTES:

1. CITY OF FLAGSTAFF 50 STALLS
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PARKING CALCULATION

	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	TOTAL
STANDARD	46	47	49	49	**191**
ACCESSIBLE	4	2	2	1	**9**
	50	49	51	50	**200**

NOTE: CITY OF FLAGSTAFF 50 STALLS

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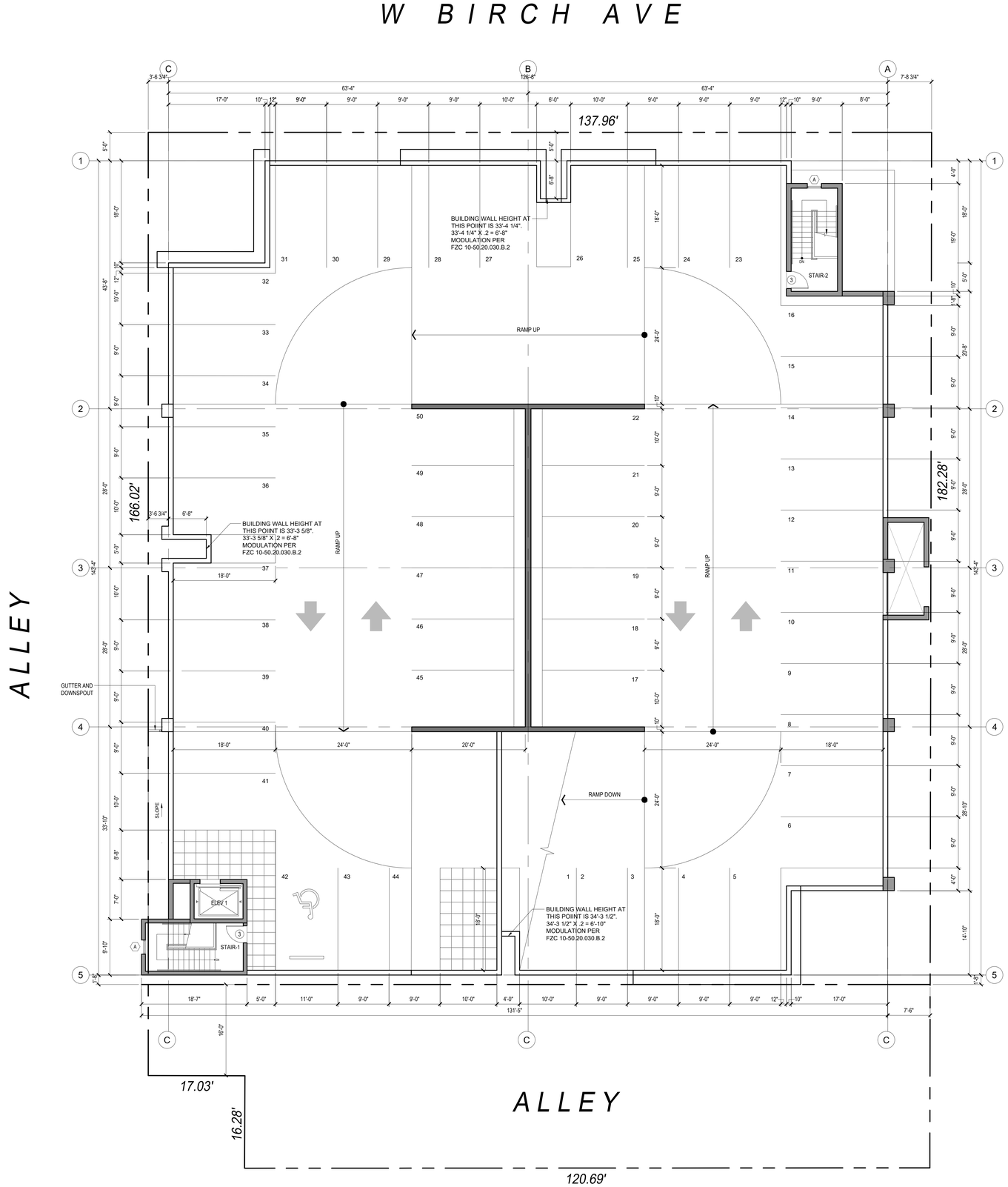
project phase:

Site Plan Review

sheet title:

PARKING GARAGE LEVEL 3

project no:	sheet no:
drawn: DH	A2.08
checked: DJ	
date: March 3, 2026	



1 PARKING GARAGE LEVEL 4
1/8"=1'-0"

NOTES:

1. CITY OF FLAGSTAFF 50 STALLS
2. ELEVATIONS SHOWN ARE PRELIMINARY, FOR REFERENCE ONLY. CONFIRM FLOOD ELEVATION, AND ALL FINAL FINISHED FLOOR ELEVATIONS, WITH CIVIL ENGINEER. FLOOD PREVENTION CONSULTANT WILL BE RESPONSIBLE FOR ALL FLOOD PROOFING PLANS AND DETAILS.

PARKING CALCULATION

	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	TOTAL
STANDARD	46	47	49	49	**191**
ACCESSIBLE	4	2	2	1	**9**
	50	49	51	50	**200**

NOTE: CITY OF FLAGSTAFF 50 STALLS

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project title:

Graduate BY HILTON
Flagstaff, AZ

project phase:

Site Plan Review

sheet title:

PARKING GARAGE LEVEL 4

project no:	sheet no:
drawn: DH	A2.09
checked: DJ	
date: March 3, 2026	

2 EAST ELEVATION (ALLEY)

1/8"=1'-0"

EAST ELEVATION

TOTAL WALL SURFACE AREA : 8,241.8 SF - 714.2 SF = 7,527.6 SF

TOTAL AREA OF PRIMARY MATERIAL REQUIRED : 5,645.7 SF

TOTAL AREA OF BRICK PROVIDED : 3,483 SF

TOTAL AREA OF STONE TILE PROVIDED : 252.8 SF

TOTAL AREA OF HARDI PANEL PROVIDED : 2,033.4 SF

TOTAL AREA OF PRIMARY MATERIAL PROVIDED : 5,769.2 SF (76.6%)

TOTAL AREA OF STUCCO PROVIDED : 1,758.4 SF (23.3%)

1 WEST ELEVATION (BEAVER ST)

1/8"=1'-0"

MATERIALS CALCULATIONS

NORTH ELEVATION

TOTAL WALL SURFACE AREA : 8,317.3 SF - 3,121.6 SF = 5,195.7 SF

TOTAL AREA OF PRIMARY MATERIAL REQUIRED : 3,896.8 SF

TOTAL AREA OF BRICK PROVIDED : 1,622.7 SF

TOTAL AREA OF STONE TILE PROVIDED : 841.6 SF

TOTAL AREA OF HARDI PANEL PROVIDED : 1,522.6 SF

TOTAL AREA OF PRIMARY MATERIAL PROVIDED : 3,986.9 SF (76.7%)

TOTAL AREA OF STUCCO PROVIDED : 1,208.8 SF (23.3%)

MATERIALS KEY

A. BRICK VENEER BY ACME BRICK COMPANY
ROCKEFELLER PLAZA BLEND

B. DRYVIT STUCCO SYSTEM

C. KAWNEER STOREFRONT
451T SERIES, CENTER-GLAZED, ANODIZED ALUMINUM BLACK FINISH

D. GUESTROOM WINDOW, ANODIZED ALUMINUM BLACK FINISH

E. METAL FASCIA PAINTED

F. STONE TILE VENEER

G. METAL TRELLIS

H. CANOPY WITH METAL FASCIA

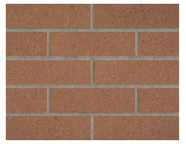
J. METAL ROLL-UP DOOR

K. NATURAL STONE BUILDING BASE

L. STRUCTURAL GLASS RAILING, LRV, CLEAR LAMINATED GLASS: 8%

MATERIALS FINISH AND COLOR

PRE-CAST CONCRETE PANELS WITH SIMULATED BRICK FINISH MATCHING SIZE, COLOR, JOINTS, TEXTURE, ETC OF TRADITIONAL BRICK.
BRICKCAST WALL SYSTEM OR SIMILAR



K. NATURAL STONE BUILDING BASE

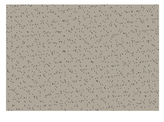
FLAGSTAFF LANDSCAPE PRODUCTS, INC.
PRODUCT: MALAPAI
DEPTH/THICKNESS: 3"-5"
APPROX. UNIT SIZE: 12"x12" - 18"x18"

STONE SPECIFICATIONS OBJECTIVE:
SPECIFY NATURAL, INDIGENOUS STONE BASE AT HOTEL, REFLECTING STONE MATERIAL ON PRESENT BUILDING, WORKING WITH HERITAGE PRESERVATION COMMISSION

F: STONE TILE
ARIZONA TILE, PHOENIX, AZ
NATURAL STONE, LIMESTONE,
ANTIGO MONSANTO 16 X 24, VERSAILLES PATTERN, DISTRESSED FINISH
LRV: OFF-WHITE, MATTE FINISH, APPROX 50%

H1: PAINT COLOR OVER HARDI PANELS (CEDARMILL)
SHERWIN WILLIAMS - SW 7531 CANVAS TAN
LRV: 64

H2: PAINT COLOR OVER HARDI PANELS (CEDARMILL)
SHERWIN WILLIAMS - SW 7052 GRAY AREA
LRV: 39



P1: PAINT COLOR OVER STUCCO
SHERWIN WILLIAMS - SW 7531 CANVAS TAN
LRV: 64

P2: PAINT COLOR OVER STUCCO
SHERWIN WILLIAMS - SW 7052 GRAY AREA
LRV: 39

P3: PAINT COLOR OVER METAL FASCIA, TRELLIS AND CORNICES
SHERWIN WILLIAMS - SW 7048 URBANE BRONZE
LRV: 8

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2200 West Rosebud Lane
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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

project phase:

Site Plan Review

sheet title:

BUILDING ELEVATIONS

project no:	sheet no:
drawn: DH	A3.01
checked: DJ	
date: March 3, 2026	

2 NORTH ELEVATION (BIRCH AVE)

1/8"=1'-0"

MATERIALS CALCULATIONS

NORTH ELEVATION

TOTAL WALL SURFACE AREA : 7,816.1 SF - 2,560.6 SF (GLAZING) = 5,255.5 SF
TOTAL AREA OF PRIMARY MATERIAL REQUIRED : 3,941.6 SF
TOTAL AREA OF BRICK PROVIDED : 1,537.8 SF
TOTAL AREA OF STONE TILE PROVIDED : 537 SF
TOTAL AREA OF HARDI PANEL PROVIDED : 1,912.4 SF
TOTAL AREA OF PRIMARY MATERIAL PROVIDED : 3,987.2 SF (75.8%)
TOTAL AREA OF STUCCO PROVIDED : 1,268.3 SF (24.1%)

1 SOUTH ELEVATION (ALLEY)

1/8"=1'-0"

MATERIALS CALCULATIONS

SOUTH ELEVATION

TOTAL WALL SURFACE AREA : 7,869.6 SF - 2,206.8 SF = 5,662.8 SF
TOTAL AREA OF PRIMARY MATERIAL REQUIRED : 4,247.1 SF
TOTAL AREA OF BRICK PROVIDED : 1,364.7 SF
TOTAL AREA OF STONE TILE PROVIDED : 243.6 SF
TOTAL AREA OF HARDI PANEL PROVIDED : 2,719.7 SF
TOTAL AREA OF PRIMARY MATERIAL PROVIDED : 4,328 SF (76.4%)
TOTAL AREA OF STUCCO PROVIDED : 1,334.8 SF (23.5%)

MATERIALS KEY

A. BRICK VENEER BY ACME BRICK COMPANY
ROCKEFELLER PLAZA BLEND

B. DRYVIT STUCCO SYSTEM

C. KAWNEER STOREFRONT
451T SERIES, CENTER-GLAZED, ANODIZED ALUMINUM BLACK FINISH

D. GUESTROOM WINDOW, ANODIZED ALUMINUM BLACK FINISH

E. METAL FASCIA PAINTED

F. STONE TILE VENEER

G. METAL TRELLIS

H. CANOPY WITH METAL FASCIA

J. METAL ROLL-UP DOOR

K. NATURAL STONE BUILDING BASE

L. STRUCTURAL GLASS RAILING, LRV, CLEAR LAMINATED GLASS: 8%

MATERIALS FINISH AND COLOR

PRE-CAST CONCRETE PANELS WITH SIMULATED BRICK FINISH MATCHING SIZE, COLOR, JOINTS, TEXTURE, ETC OF TRADITIONAL BRICK.
BRICKCAST WALL SYSTEM OR SIMILAR

K. NATURAL STONE BUILDING BASE

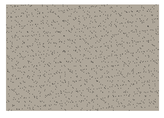
FLAGSTAFF LANDSCAPE PRODUCTS, INC.
PRODUCT: MALAPAI
DEPTH/THICKNESS: 3"-5"
APPROX. UNIT SIZE: 12"x12" - 18"x18"

STONE SPECIFICATIONS OBJECTIVE:
SPECIFY NATURAL, INDIGENOUS STONE BASE AT HOTEL, REFLECTING STONE MATERIAL ON PRESENT BUILDING, WORKING WITH HERITAGE PRESERVATION COMMISSION

F: STONE TILE
ARIZONA TILE, PHOENIX, AZ
NATURAL STONE, LIMESTONE,
ANTIGO MONSANTO 16 X 24, VERSAILLES PATTERN, DISTRESSED FINISH
LRV: OFF-WHITE, MATTE FINISH, APPROX 50%

H1: PAINT COLOR OVER HARDI PANELS (CEDARMILL)
SHERWIN WILLIAMS - SW 7531 CANVAS TAN
LRV: 64

H2: PAINT COLOR OVER HARDI PANELS (CEDARMILL)
SHERWIN WILLIAMS - SW 7052 GRAY AREA
LRV: 39



P1: PAINT COLOR OVER STUCCO
SHERWIN WILLIAMS - SW 7531 CANVAS TAN
LRV: 64

P2: PAINT COLOR OVER STUCCO
SHERWIN WILLIAMS - SW 7052 GRAY AREA
LRV: 39

P3: PAINT COLOR OVER METAL FASCIA, TRELLIS AND CORNICES
SHERWIN WILLIAMS - SW 7048 URBANE BRONZE
LRV: 8

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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

project phase:

Site Plan Review

sheet title:

BUILDING ELEVATIONS

project no:	sheet no:
drawn: DH	A3.02
checked: DJ	
date: March 3, 2026	

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project title:

Graduate BY HILTON

Flagstaff, AZ

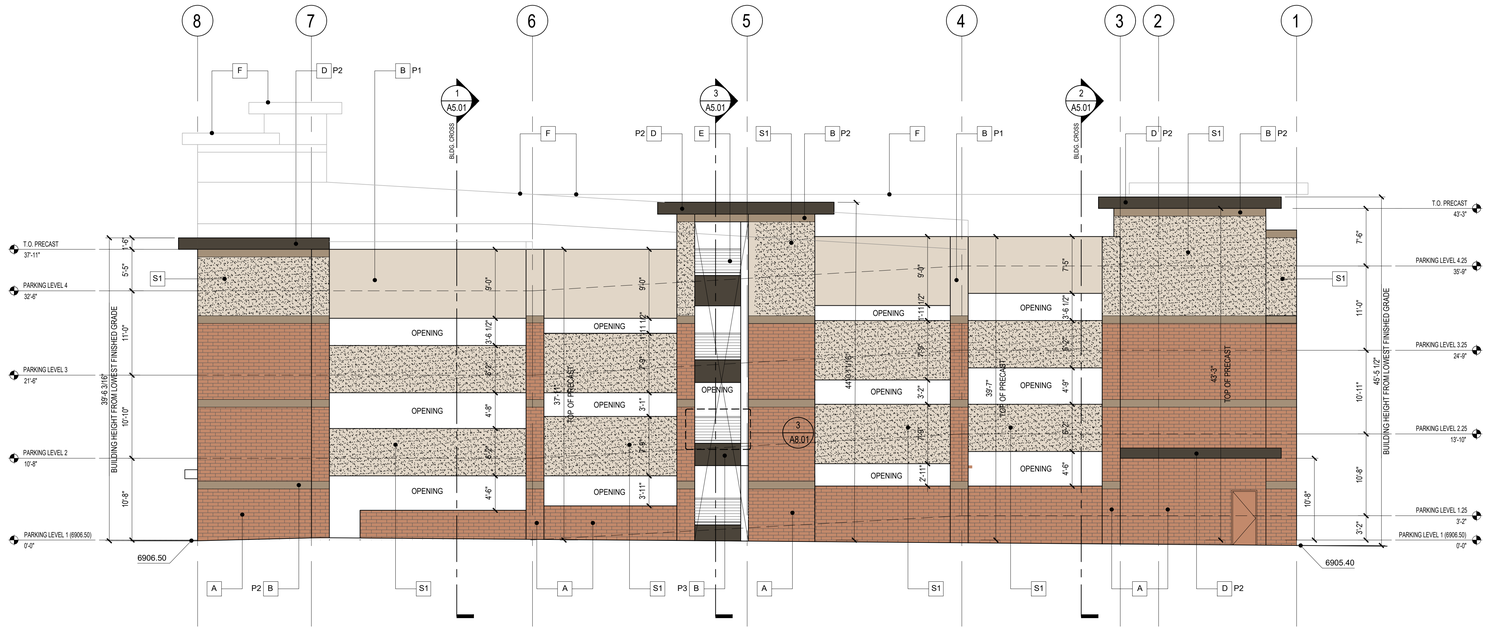
project phase:

Site Plan Review

sheet title:

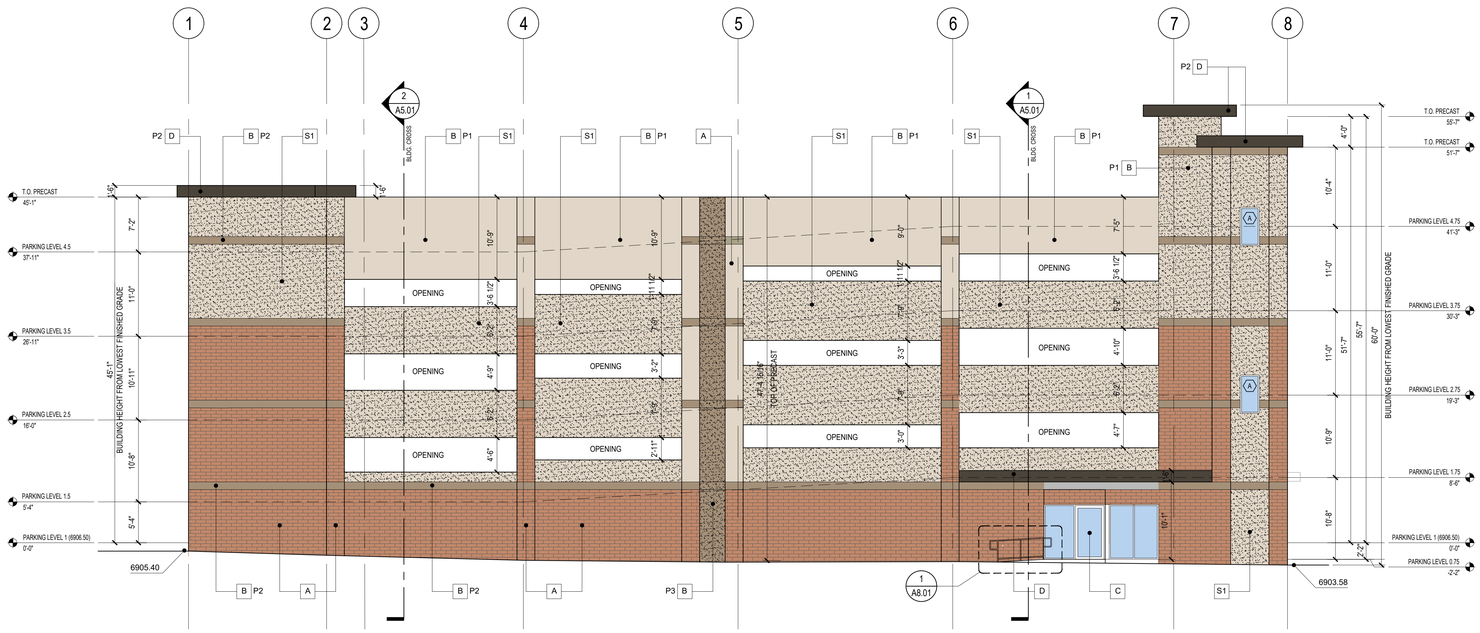
PERSPECTIVE
RENDERINGS
HOTEL

project no:	sheet no:
drawn: DH	A3.03
checked: DJ	
date: March 3, 2026	



2 EAST ELEVATION (LEROUX ST)

1/8"=1'-0"



2 WEST ELEVATION (ALLEY)

1/8"=1'-0"

MATERIALS KEY

A. BRICK VENEER BY ARCHITECTURAL POLYMERS
17 YORKTOWN

B. PRECAST CONCRETE, PAINTED

C. KAWNEER STOREFRONT
451T SERIES, CENTER-GLAZED, ANODIZED ALUMINUM BLACK FINISH

D. METAL FASCIA PAINTED

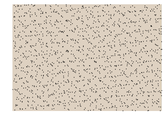
E. METAL RAILING, PAINTED

F. LINE OF BUILDING BEYOND

MATERIALS FINISH AND COLOR

PRE-CAST CONCRETE PANELS WITH SIMULATED BRICK FINISH MATCHING SIZE, COLOR, JOINTS, TEXTURE, ETC OF TRADITIONAL BRICK.
BRICKCAST WALL SYSTEM OR SIMILAR

S1: SANDBLASTED PRE-CAST CONCRETE PANELS



P1: PAINT COLOR OVER PRE-CAST CONCRETE PANELS
SHERWIN WILLIAMS - SW 7531 CANVAS TAN
LRV: 64

P2: PAINT COLOR OVER PRE-CAST CONCRETE PANELS
SHERWIN WILLIAMS - SW 7052 GRAY AREA
LRV: 39

P3: PAINT COLOR OVER PRE-CAST CONCRETE PANELS
SHERWIN WILLIAMS - SW 7048 URBANE BRONZE
LRV: 8

MATERIALS AREA CALCULATIONS:

EAST ELEVATION

TOTAL WALL SURFACE AREA :	4,539.3 SF
TOTAL AREA OF PRIMARY MATERIAL REQUIRED:	3,404.5 SF
TOTAL AREA OF BRICK PROVIDED :	1,905.9 SF
TOTAL AREA OF SANDBLAST CONCRETE PROVIDED :	1,639.7 SF
TOTAL AREA OF PRIMARY MATERIAL PROVIDED :	3,545.6 SF (78.1%)
TOTAL AREA OF PAINTED CONCRETE PROVIDED :	1,057.3 SF (23%)

WEST ELEVATION

TOTAL WALL SURFACE AREA :	5,641.5 SF
TOTAL AREA OF PRIMARY MATERIAL REQUIRED:	4,231.1 SF
TOTAL AREA OF BRICK PROVIDED :	1,826.4 SF
TOTAL AREA OF SANDBLAST CONCRETE PROVIDED :	2,525 SF
TOTAL AREA OF MASONRY PROVIDED :	4,351.4 SF (77.1%)
TOTAL AREA OF PAINTED CONCRETE PROVIDED :	1,290.1 SF (22.9%)

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Graduate BY HILTON

Flagstaff, AZ

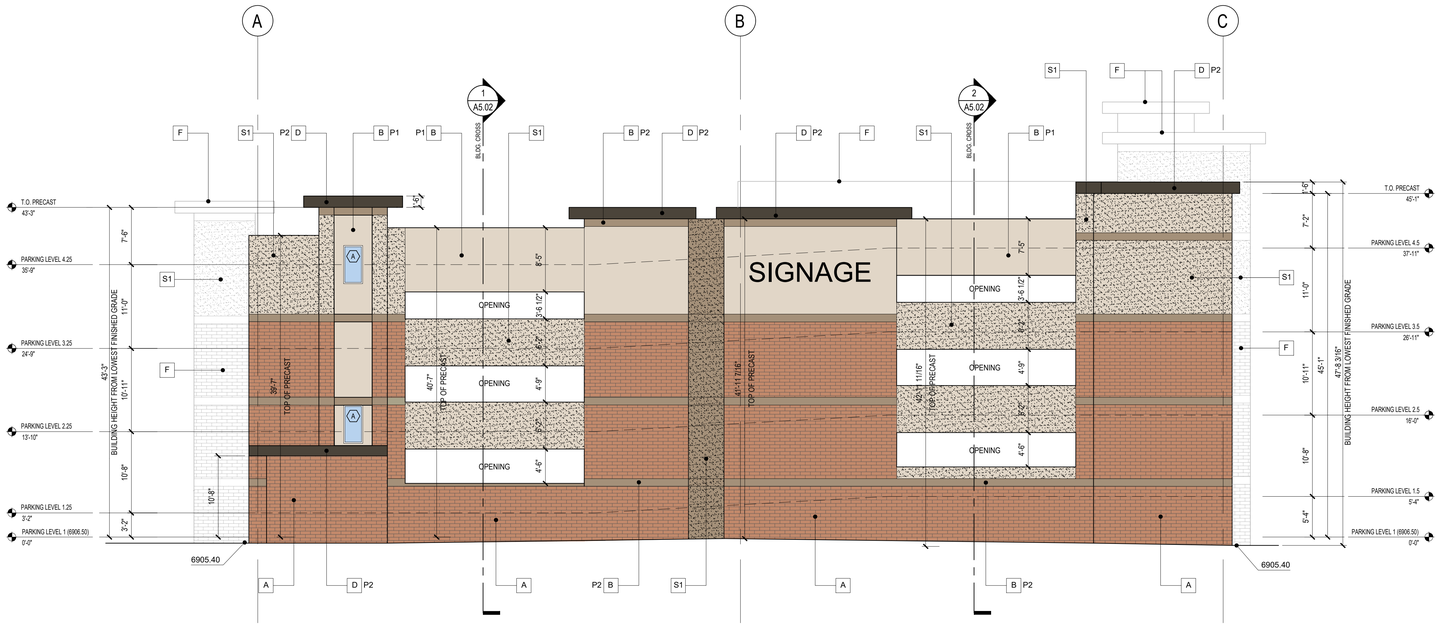
project phase:

Site Plan Review

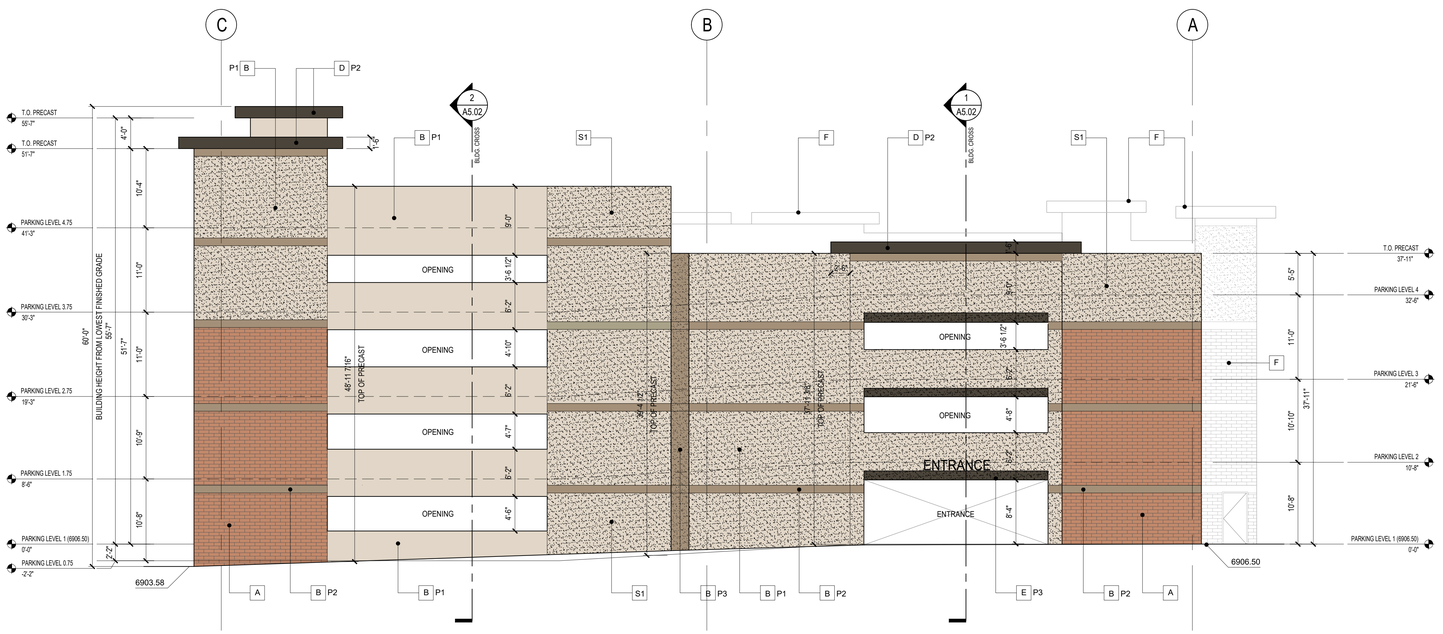
sheet title:

PARKING GARAGE ELEVATIONS

project no:	sheet no:
drawn: DH	A3.04
checked: DJ	
date: March 3, 2026	



1 NORTH ELEVATION (BIRCH AVE)



1 SOUTH ELEVATION
1/8"=1'-0"

MATERIALS KEY

A. BRICK VENEER BY ARCHITECTURAL POLYMERS
17 YORKTOWN

B. PRECAST CONCRETE, PAINTED

C. KAWNEER STOREFRONT
451T SERIES, CENTER-GLAZED, ANODIZED ALUMINUM BLACK FINISH

D. METAL FASCIA PAINTED

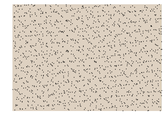
E. METAL RAILING, PAINTED

F. LINE OF BUILDING BEYOND

MATERIALS FINISH AND COLOR

PRE-CAST CONCRETE PANELS WITH SIMULATED BRICK FINISH MATCHING SIZE, COLOR, JOINTS, TEXTURE, ETC OF TRADITIONAL BRICK.
BRICKCAST WALL SYSTEM OR SIMILAR

S1: SANDBLASTED PRE-CAST CONCRETE PANELS



P1: PAINT COLOR OVER PRE-CAST CONCRETE PANELS
SHERWIN WILLIAMS - SW 7531 CANVAS TAN
LRV: 64

P2: PAINT COLOR OVER PRE-CAST CONCRETE PANELS
SHERWIN WILLIAMS - SW 7052 GRAY AREA
LRV: 39

P3: PAINT COLOR OVER PRE-CAST CONCRETE PANELS
SHERWIN WILLIAMS - SW 7048 URBANE BRONZE
LRV: 8

MATERIALS AREA CALCULATIONS:

NORTH ELEVATION

TOTAL WALL SURFACE AREA :	5,403 SF
TOTAL AREA OF PRIMARY MATERIAL REQUIRED:	4,052.2 SF
TOTAL AREA OF BRICK PROVIDED :	2,607.2 SF
TOTAL AREA OF SANDBLAST CONCRETE PROVIDED :	1,482.2 SF
TOTAL AREA OF PRIMARY MATERIAL PROVIDED :	4,089.4 SF (75.7%)
TOTAL AREA OF PAINTED CONCRETE PROVIDED :	1,313.6 SF (24.3%)

SOUTH ELEVATION

TOTAL WALL SURFACE AREA :	5,184 SF
TOTAL AREA OF PRIMARY MATERIAL REQUIRED:	3,888 SF
TOTAL AREA OF BRICK PROVIDED :	1,169.6 SF
TOTAL AREA OF SANDBLAST CONCRETE PROVIDED :	2,779.4 SF
TOTAL AREA OF PRIMARY MATERIAL PROVIDED :	3,949 SF (76.2%)
TOTAL AREA OF PAINTED CONCRETE PROVIDED :	1,235 SF (23.8%)

JRA
ARCHITECTURE & PLANNING

Coeur d' Alene Office
2200 West Rosebud Lane
Coeur d' Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111

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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

project phase:

Site Plan Review

sheet title:

PARKING GARAGE ELEVATIONS

project no:	sheet no:
drawn: DH	A3.05
checked: DJ	
date: March 3, 2026	

JRA
ARCHITECTURE
& PLANNING

Coeur d' Alene Office
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no:	revisions:	date:

project title:

Graduate BY HILTON

Flagstaff, AZ

project phase:

Site Plan Review

sheet title:

PERSPECTIVE
RENDERINGS
GARAGE

project no:	sheet no:
drawn: DH	A3.06
checked: DJ	
date: March 3, 2026	

Flagstaff Graduate Brick Spec/Sample
Rockefeller Plaza blend

ACME BRICK CO.
RESEARCH AND PRODUCTION SERVICES

PLANT: DTP — 24% void — RECEIVED: 07/07/2025

TYPE BRICK: 3 Hole Mod Velour — REPORTED: 09/04/2025

BLEND: 244 — Run #: 302524 — F-T COMPLETED:

Academy

BRICK (NO_LAM)	INITIAL RATE SUCTION (gms/min/30 sq in)	24 HR. WATER ABS. (%)	5 HR. BOIL ABS. (%)	SAT. COEF (C/B)	COMPRESS STRENGTH (psi)	COMPRESS STRENGTH (MPa)
1	14.8	6.6	9.5	0.69	3,507	24.2
2	13.2	6.0	9.1	0.66	4,677	32.2
3	11.6	6.7	9.6	0.70	4,431	30.6
4	11.0	5.6	8.6	0.64	6,196	42.7
5	11.2	5.6	8.7	0.64	5,699	39.3
AVG.	12.4	6.1	9.1	0.67	4,902	33.8

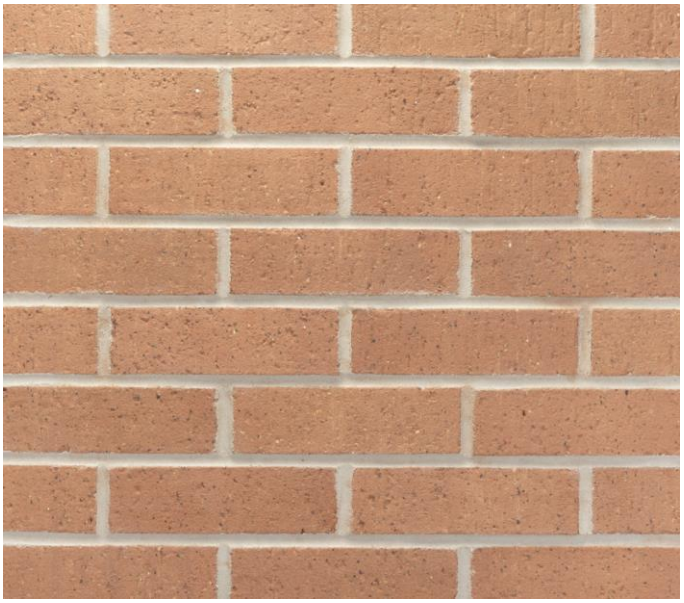
	BOIL ABS.		SAT. COEF.		STRENGTH PSI		STRENGTH MPa	
	AVG.	IND.	AVG.	IND.	AVG.	IND.	AVG.	IND.
SW	17.0	20.0	0.78	0.80	3,000	2,500	21	17.2
MW	22.0	25.0	0.88	0.90	2,500	2,200	17	15.2

BURNING TEMP. 2125 F 1162 C — EFFLORESCENCE Not Effloresced

COMMENT When tested in accordance with ASTM C67/67M-23, brick meet Grade "SW" specifications according to ASTM C216-22.

SUPERVISOR *M G Tramel*

Rockefeller Plaza Sample



Flagstaff Graduate Natural Stone/Building BaseSpec/Sample

Natural Stone Building Base

Flagstaff Landscape Products, Inc.

Product: MALAPAI

Depth/Thickness: 3"-5"

Approx. Unit Size: 12"x12" - 18"x18"

Stone Specification Objective:

Specify natural, indigenous stone base at Hotel, reflecting stone material on present building, working with Heritage Preservation Commission

Flagstaff Graduate Stone Tile
Spec/Sample

Arizona Tile, Phoenix, AZ
Natural Stone, Limestone
Antigo Monsanto 16 x 24
Versailles pattern
Finish: distressed

Light Reflectance Value(LRV) Off-white, matte finish: Approx 50%

Sample:

Outline Specification:

Product Type:
Limestone

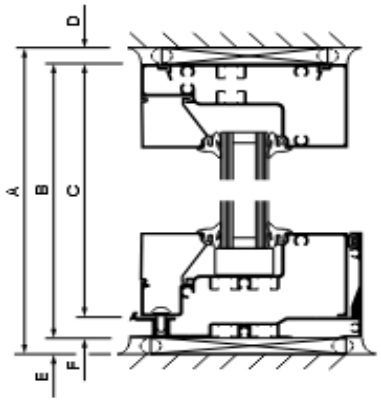
Special Order Finish:
Distressed

Special Order Sizes/Thickness:
16 x 24 x 5/8
*Versailles Pattern

Flagstaff Graduate
Storefront Specification

Visible light transmittance:	74%
Light Reflectance Value:	16%, 1" dual insulating glass unit.
Frame color:	Anodized Black

2. Cut vertical members to Mullion Height (MH),



A	Opening Dimension (OD)
B	Frame Height (FH)
C	Mullion Height (MH)
D	Shim Space (Sealant Joint) at Head (SSH)
E	Shim Space (Sealant Joint) at Sill (SSS)
F	Sill Flashing Height (SFH)

MH = OD - (SSH + SSS + SFH)
FH = OD - (SSH + SSS)
MH = FH - SFH
EXAMPLE:
SFH = 1/2" (12.7)
SHIM SPACE (SSH or SSS) = 3/8" (9.5) minimum (Note: Typically specified by sealant manufacturer)
$MH_{Imperial}$ = OD - (3/8" + 3/8" +1/2")
$MH_{Imperial}$ = OD - (1-1/4")
MH_{Metric} = OD - (9.5 + 9.5 + 12.7)
MH_{Metric} = OD - (31.8)

NOTICE

- Approved shop drawings always take precedence over the formula shown.
- 3/8" (9.5) minimum perimeter shim space is required. For uncertain job conditions or irregular masonry openings, add extra clearance for construction tolerance.
- Formula shown includes 1/2" (12.7) Sill Flashing Height (SFH) for HP Sill Flashing [451VG037, 451TVG037], 3/8" (9.5) minimum Shim Space at Head (SSH) and 3/8" (9.5) minimum Shim Space at Sill (SSS). Optional Sill Flashing Heights (SFH): 7/16" (11.1) [451HP037, 451THP037], and 1/8" (3.2) [450037].
- When using a head receptor, or head/jamb receptor combination, the Frame Height (FH) and Frame Width (FW) vary from these diagrams; refer to approved shop drawings.
- When using the optional sill-to-sill flashing clip, in applications where the frame height is less than 6 feet tall, add 1/4" to the Shim Space at Head (SSH + 1/4" (6.4)) to obtain the proper clearance of the frame.

Laws and building and safety codes governing the design and use of Kawneer products vary widely. Kawneer does not control the selection of its products and assumes no responsibility therefor. See full disclaimer at end of document.
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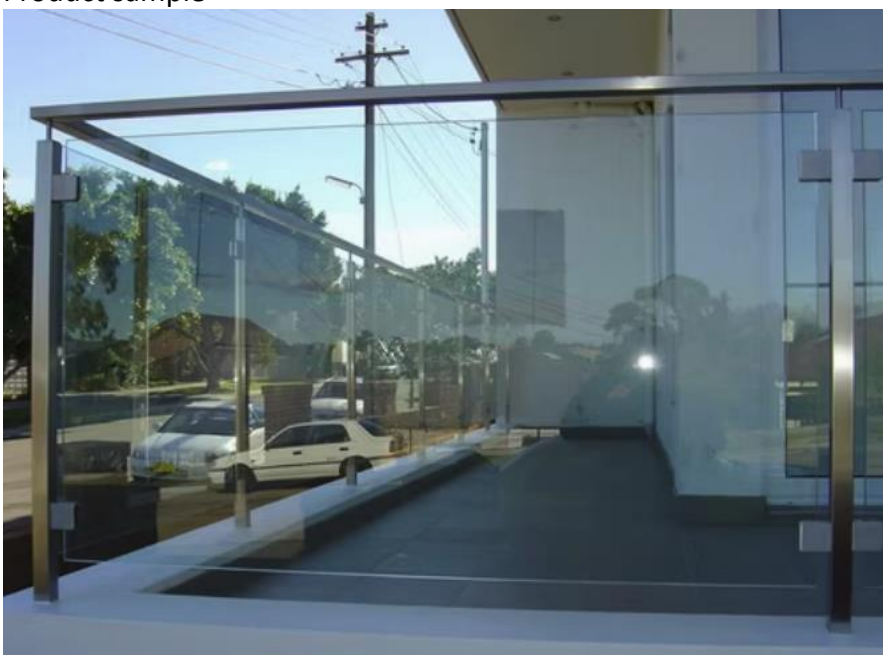
Flagstaff Graduate Glass Guardrail
Generic Illustrative Spec/Sample

Structural Glass Railing
Glass Balustrade System

Certification ISO9001, CE, ANSI Z97.1

Light Reflectance Value(LRV), clear laminated glass: 8%

Product sample



Specification

Model NO.	ACE-158	Surface Treatment	Satin/Mirror
Material	Stainless Steel	Delivery Time	30 Days for Prodcution
Warranty	3 Years	Glass	10-19mm Tempered Glass or Laminated Glass
Glass Color	Clear Glass,Frosted Glass or Tinted Glass	Stainless Steel Grade	SUS304,SUS316 or SUS316L
Transport Package	Plywood Carton	Specification	40*40*1100mm
Trademark	ACE ARCHI	Origin	China

Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Panel

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture

Select Cedarmill®

Smooth

Stucco

Sierra 8

Select your color collection

Statement Collection®

Primed for Paint

Did not find the color you're looking for? Click here.

Select a color

SAVE

SW 7531

Canvas Tan

FULL DETAILS

LRV: 64

RGB: 220 / 209 / 191

Hex Value: #DCD1BF

Location Number: 261-C6

Available in: Interior/Exterior

Color Family(s): White

Let this khaki-tinted white be the warm inviting backdrop to evenings of pleasant conversation. This hue works wonderfully wherever people gather in your home.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

SAVE

SW 7052

Gray Area

FULL DETAILS

LRV: 39

RGB: 175 / 166 / 150

Hex Value: #AFA696

Location Number: 246-C3

Available in: Interior/Exterior

Color Family(s): Neutral

This stone gray provides a generous warmth, while working well with a wide range of earth-toned colors. Consider this hue in a kitchen or dining room.

Sample this color:

FREE Color Chip

Paint Sample

Or, shop paint:

Interior Paint

Exterior Paint

SAVE

2021 Color of The Year

SW 7048

Urbane Bronze

FULL DETAILS

LRV: 8

RGB: 84 / 80 / 74

Hex Value: #54504A

Location Number: 245-C7

Available in: Interior/Exterior

Color Collections: Color ID (Minimalist), Colormix Forecast 2021 (Sanctuary), Colormix Forecast 2022 (Method), Colormix Forecast 2023 (Biome), Gallery Series, Top Exterior Colors

Color Family(s): Neutral

Rooted in nature, this brownish gray evokes a down-to-earth tranquility and a subtle sophistication that is hard to beat.

Sample this color:

FREE Color Chip | Peel & Stick | Paint Sample

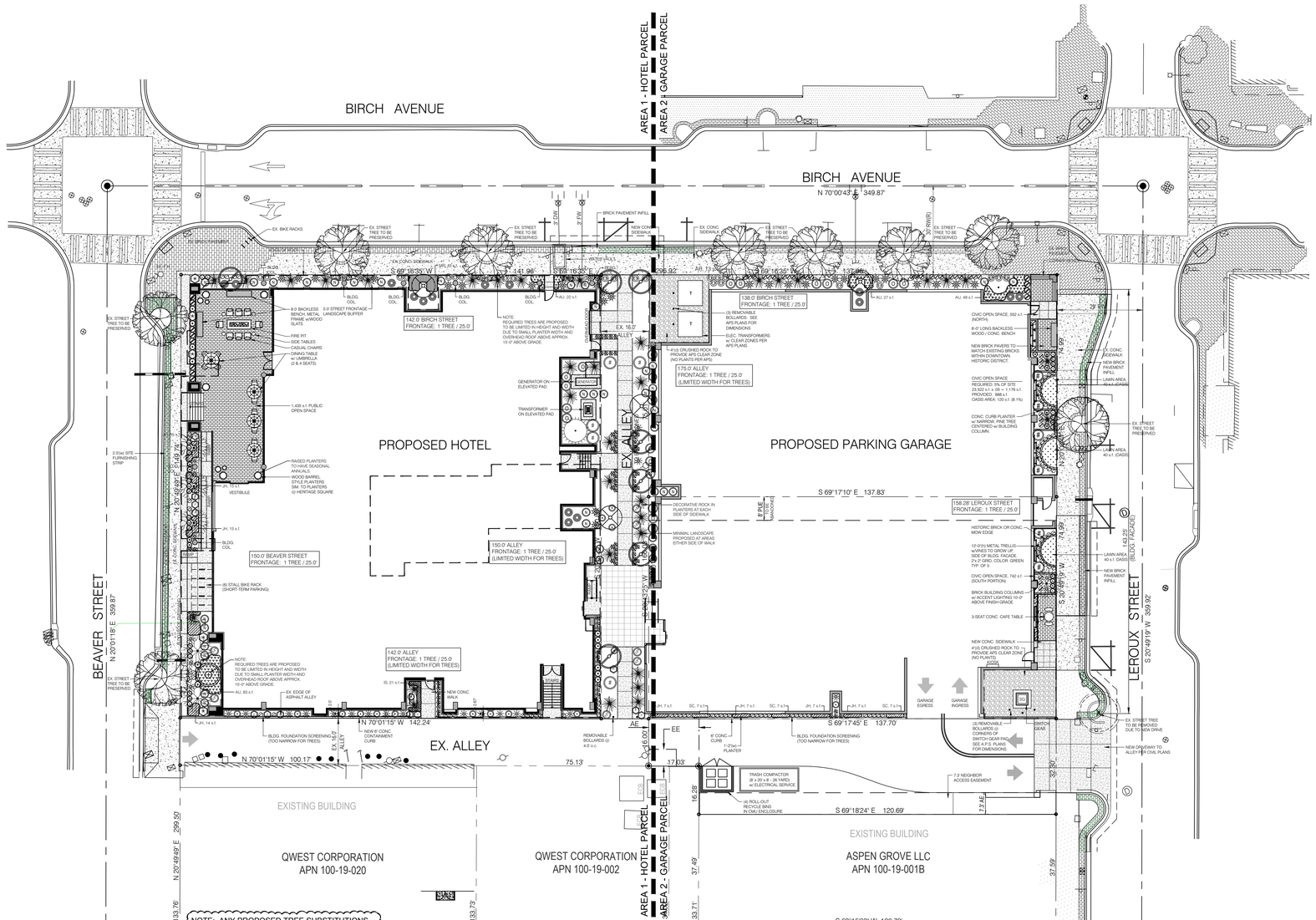
Or, shop paint:

Interior Paint | Exterior Paint

THE GRADUATE - FLAGSTAFF

FLAGSTAFF, ARIZONA

LOTS 13-18, SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA



DECIDUOUS TREES

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE	#	NATIVE	COMMENTS
	AG	ACER GINNALA 'RUBY SLIPPERS'	RUBY SLIPPERS FLAME MAPLE	2" cal.	H=16'-18' W=18'-20'	3	NATURALIZED	SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG
	CC	CERCIS CANDENSIS 'FLAME-THROWER'	FLAME-THROWER RED BUD	2" cal.	H=15'-18' W=12-15'	6	NATURALIZED	SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG
	MJ	MALUS 'JFS KW21 4MX'	IVORY SPEAR CRABAPPLE	2" cal.	H=18' W= 7'	6	NATURALIZED	SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG

EVERGREEN TREES

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE	#	NATIVE	COMMENTS
	PA	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'-0" (h)	H=25'-30' W=5'-6'	2	NATURALIZED	GOOD FORM, NOT PROPOSED UNDER BLDG. OVERHANG
	PN	PINUS NIGRA 'FRANK'	FRANK AUSTRIAN PINE	4'-0" (h)	H=12' W= 5'	31	NATURALIZED	SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG
	PP	PICEA PUNGENS 'BABY BLUE'	BABY BLUE SPRUCE	6'-0" (h)	H=15'-18' W=6'-10'	1	NATURALIZED	SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG

DECIDUOUS SHRUBS

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	COMMENTS
	BT	BERBERIS THUNB. 'RED ROCKET'	RED ROCKET BARBERRY	5 Gal. / 30"(h)	28	NO	MATCH FORM WHEN IN ROW
#	CS	CORNUS STOLONIFERA 'ARCTIC FIRE'	RED-TWIG DOGWOOD	5 Gal. / 30"(h)	10	YES	FULL, DENSE
	HM	HEUCHERA M. 'NORTHERN EXPOSURE'	N. EXPOSURE CORAL BELLS	1 Gal.	34	NO	FULL, DENSE
L	LA	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 Gal.	35	NO	MATCH FORM WHEN IN ROW
N	ND	NANDINA DOMESTICA 'FIREPOWER'	FIRE POWER NANDINA	5 Gal. / 30"(h)	33	NO	FULL, DENSE
P	PF	POTENTILLA FRUTICOSA	CINQUEFOIL	5 Gal. / 30"(h)	13	YES	FULL, DENSE
S	SB	SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	5 Gal. / 30"(h)	10	NO	FULL, DENSE

EVERGREEN SHRUBS

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	COMMENTS
	BM	BUXUS MICROFILIA 'KOREANA'	KOREAN BOXWOOD	5 gal.	15	NO	MATCH FORM WHEN IN ROW
*	CM	CUPRESSOCYPARIS 'WILMA GOLDCREST'	GOLDCREST CYPRESS	4'-0"(h)	5	NO	FULL, DENSE
0	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 gal.	12	YES	FULL, DENSE
	PM	PINUS MUGO 'SHERWOOD COMPACT'	DWARF MUGO PINE	15"(w)	26	NO	MATCH FORM WHEN IN ROW
	SC	SARCOCOCCA C. 'CHRISTMAS BOX'	CHRISTMAS BOX	5 gal. / 24"(h)	16	NO	FULL, DENSE

GROUNDCOVER PLANTS

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	COMMENTS
	AU	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 gal.	181 s.f. 52 plants	YES	PLANT @ 24" o.c. △ SPACING
	IS	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE CANDYTUFT	1 gal.	21 s.f. 6 plants	NO	PLANT @ 24" o.c. △ SPACING
	JH	JUNIPERUS HORIZON. 'BLUE STAR'	BLUE STAR JUNIPER	1 gal.	122 s.f. 35 plants	NATURALIZED	PLANT @ 24" o.c. △ SPACING
	MR	MAHONIA REPENS	CREEPING OREGON GRAPE	1 gal.	45 s.f. 13 plants	YES	PLANT @ 24" o.c. △ SPACING
	SC	SEDUM COCKEREL	COCKEREL STONECROP	1 gal.	21 s.f. 6 plants	YES	PLANT @ 24" o.c. △ SPACING

ORNAMENTAL GRASS / FERNS / VINES

KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	NATIVE	COMMENTS
	HAK	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD FOREST GRASS	1 gal.	32	NATURALIZED	FULL TUFT
	HP	HOSTA 'PATRIOT'	PATRIOT HOSTA	1 gal.	27	NATURALIZED	WELL-SHAPED
	LAZ	LONICERA 'ARIZONA'	ARIZONA HONEYSUCKLE	1 gal.	6	YES	TRAIN TO CLIMB TRELLIS
	PA	PENNISETUM ALOP. 'HAMELN'	HAMELN FOUNTAIN GRASS	1 gal.	98	NATURALIZED	FULL TUFT
	RF	RUDBECKIA HIRTA 'INDIAN SUMMER'	BLACK-EYED SUSAN	1 gal.	11	NATURALIZED	-
	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 gal.	94	YES	FULL TUFT

2 ALTERNATIVE LANDSCAPE PLAN

DESIGN NARRATIVE

- REQUIRED TREES BELOW BUILDING OVERHANG ARE ON THE CITY OF FLAGSTAFF APPROVED PLANT LIST, BUT ARE SMALLER CULTIVARS THAT WILL NOT GROW INTO THE FLOOR ABOVE.
- THE FLOOR ABOVE IS DESIGNED FOR FULL HOTEL ROOM STANDARD FLOOR PLAN, THEREFORE LIMITING THE SPACE FOR NEW PLANTING AND TALLER TREES.
- ADDITIONAL SHRUBS PROVIDED TO ENHANCE LANDSCAPE.

REV.	DATE	BY	COMMENTS
1	04-17-26	P.D.	PER CITY REVIEW COMMENTS
2	04-23-26	P.D.	ALTERNATIVE LANDSCAPE PLAN
3			
4			
5			
6			
7			
8			

DEVELOPER / OWNER
CAPRI FLAGSTAFF, L.L.C.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

THE GRADUATE
FLAGSTAFF

OVERALL LANDSCAPE PLAN
ALTERNATIVE LANDSCAPE PLAN SUBMITTAL

CITY APPROVAL

SHEET TITLE

OVERALL LANDSCAPE PLAN
SCALE: 1" = 20.0'
GRAPHIC SCALE (IN FEET)

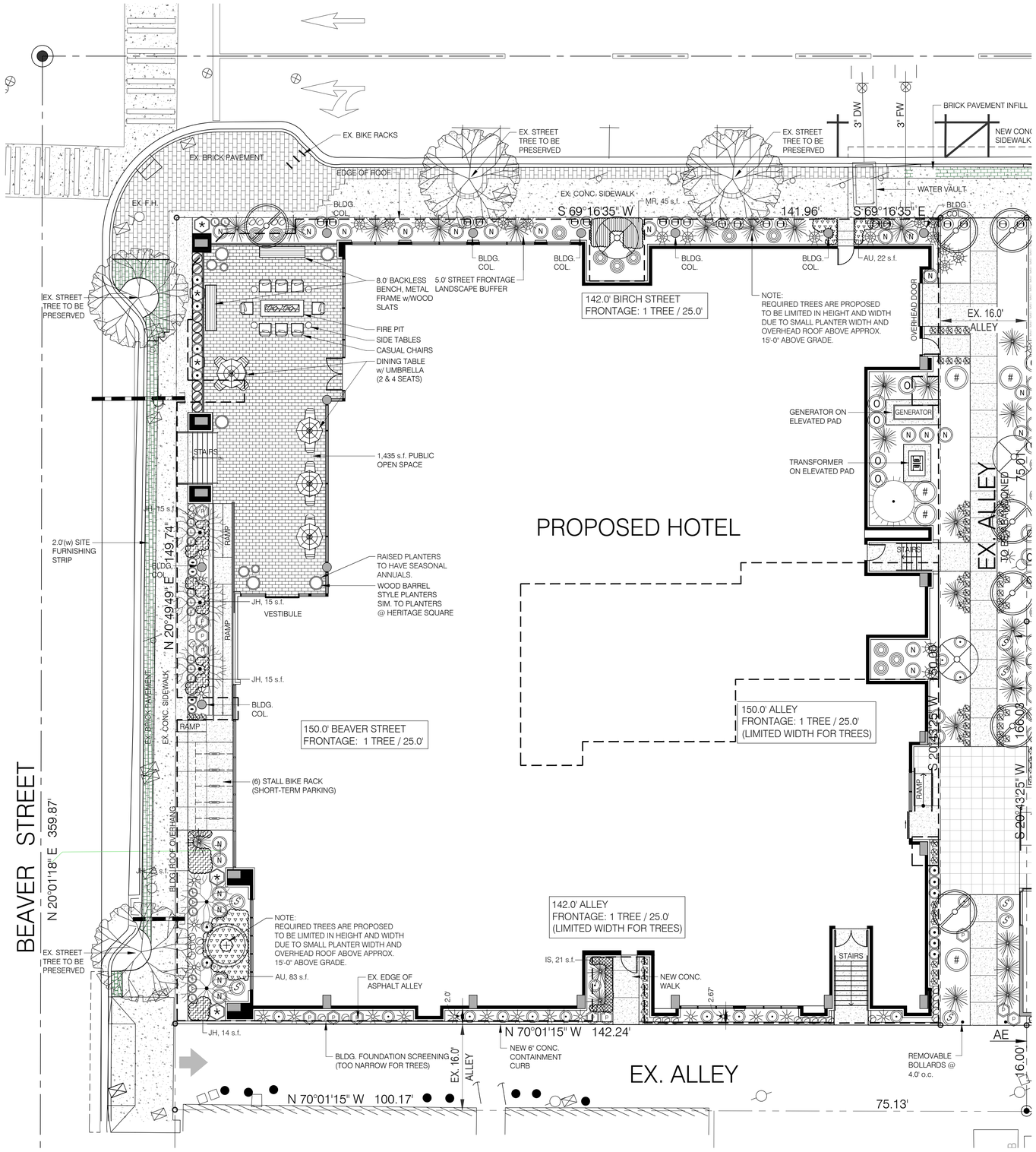
PROJECT NO.	01-AZ-25
PREPARED:	P.J.D.
DATE:	03-03-26
SHEET:	L1.0

SHEET 1 OF 5

THE GRADUATE - FLAGSTAFF

FLAGSTAFF, ARIZONA

LOTS 13-18, SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA



LANDSCAPE CALCULATIONS (Hotel)

STREET BUFFER	BUILDING FOUNDATION	PARKING	PERIPHERAL BUFFER	SUB-TOTAL	LESS EXIST. TREE CREDIT	TOTAL	PARKING AREA
1 TREE / 25 L.F.	1 TREE / 25 L.F.	2 / 8 STALLS	1 TREE / 25 L.F.				
292' / 25	585' / 25	N/A	N/A				N/A
= 12 Trees	= 24 Trees			36 Trees	(4)	32 Trees	
PROVIDED = 4	PROVIDED = 32					36 Trees	
2 SHRUBS / TREE	2 SHRUBS / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 115					115 Shrubs	
2 G-COVER / TREE	2 G-COVER / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 358					81 Shrubs	

NOTES:
1. STREET BUFFER CONSISTS OF EX. STREET TREES WITHIN R.O.W.
2. PLANTS BETWEEN PROPERTY LINE AND BUILDING CONSIDERED TO BE BUILDING FOUNDATION PLANTING.
3. LANDSCAPE AT ALLEYS HAVE LIMITED WIDTH, NOT SUITABLE FOR TREE PLANTING.
4. ALL ON-SITE PARKING IS LOCATED WITHIN BUILDING STRUCTURE, NO LANDSCAPE PROPOSED.
5. ORNAMENTAL GRASS CLUMPS AND SMALL PERENNIALS NOT COUNTED AS A SHRUB.

REV.	DATE	BY	COMMENTS
1	04-17-26	P.D.	PER CITY REVIEW COMMENTS
2	04-23-26	P.D.	ALTERNATIVE LANDSCAPE PLAN
3			
4			
5			
6			
7			
8			

DEVELOPER / OWNER
CAPRI FLAGSTAFF, L.L.C.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

THE GRADUATE
FLAGSTAFF

LANDSCAPE PLAN - HOTEL
ALTERNATIVE LANDSCAPE PLAN

CITY APPROVAL

SHEET TITLE

LANDSCAPE PLAN - HOTEL
SCALE: 1" = 10.0'
NORTH
GRAPHIC SCALE (IN FEET)
10 0 5 10 20

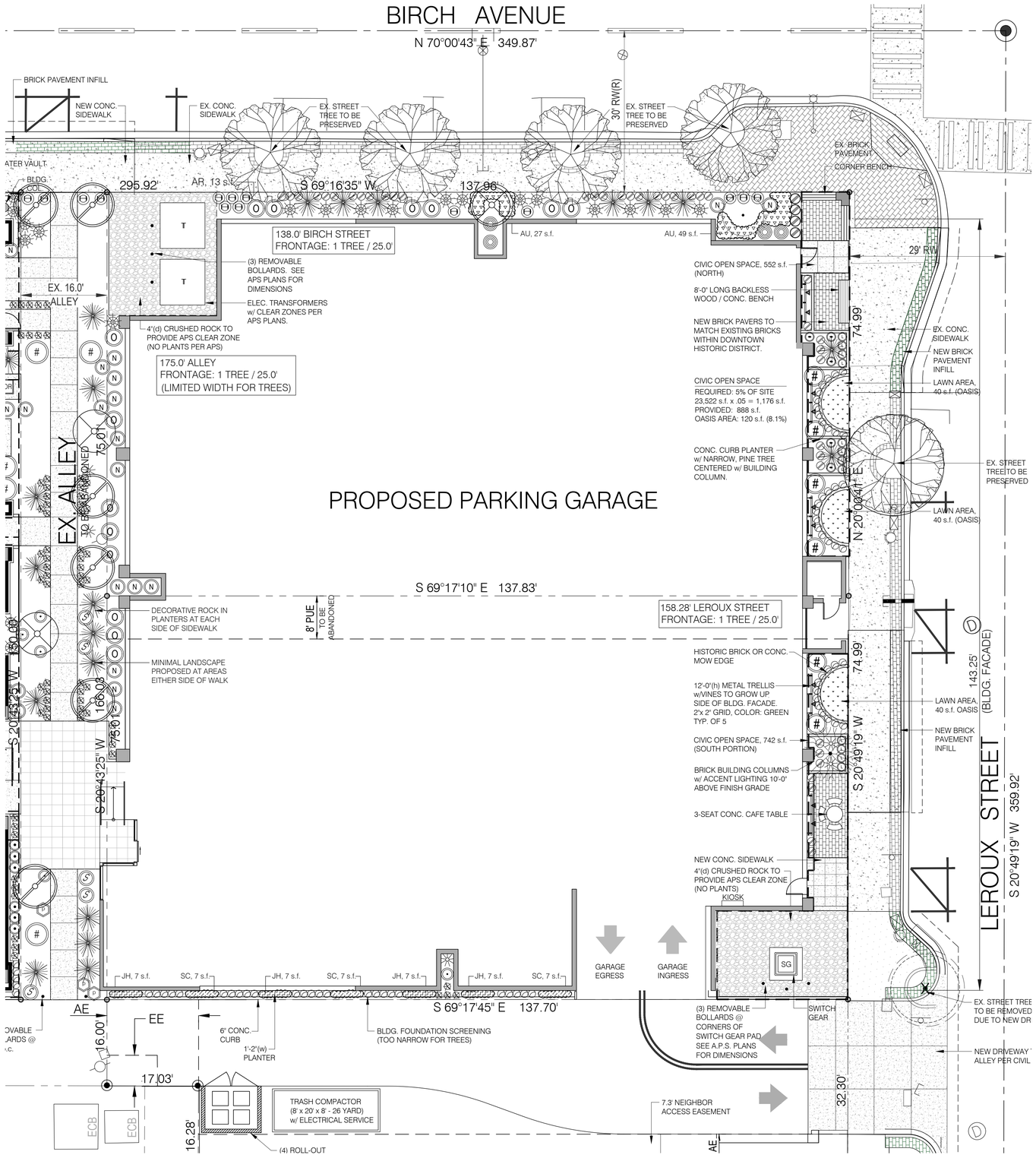
PROJECT NO.	01-AZ-25
PREPARED:	P.J.D.
DATE:	03-03-26
SHEET:	L2.0

SHEET 2 OF 5

THE GRADUATE - FLAGSTAFF

FLAGSTAFF, ARIZONA

LOTS 13-18, SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA



LANDSCAPE CALCULATIONS (Garage)

STREET BUFFER	BUILDING FOUNDATION	PARKING	PERIPHERAL BUFFER	SUB-TOTAL	LESS EXIST. TREE CREDIT	TOTAL	PARKING AREA
1 TREE / 25 L.F.	1 TREE / 25 L.F.	2 / 8 STALLS	1 TREE / 25 L.F.				
290' / 25	592' / 25	N/A	N/A				N/A
= 12 Trees	= 24 Trees			36 Trees	(5)	31 Trees	
PROVIDED = 5	PROVIDED = 24					17 Trees	
2 SHRUBS / TREE	2 SHRUBS / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 68					72 Shrubs	
2 G-COVER / TREE	2 G-COVER / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 98					98 Shrubs	

NOTES:
1. STREET BUFFER CONSISTS OF EX. STREET TREES WITHIN R.O.W.
2. PLANTS BETWEEN PROPERTY LINE AND BUILDING CONSIDERED TO BE BUILDING FOUNDATION PLANTING.
3. LANDSCAPE AT ALLEYS HAVE LIMITED WIDTH, NOT SUITABLE FOR WIDE CANOPY TREES.
4. ALL ON-SITE PARKING IS LOCATED WITHIN BUILDING STRUCTURE, NO LANDSCAPE PROPOSED.
5. ORNAMENTAL GRASS CLUMPS AND SMALL PERENNIALS NOT COUNTED AS A SHRUB.
6. TREES AND SHRUBS REMOVED AT CLEAR AREAS ADJACENT TO A.P.S. SWITCH-GEAR AND TRANSFORMERS.

REV.	DATE	BY	COMMENTS
1	04-17-26	P.D.	PER CITY REVIEW COMMENTS
2	04-23-26	P.D.	ALTERNATIVE LANDSCAPE PLAN
3			
4			
5			
6			
7			
8			

DEVELOPER / OWNER
CAPRI FLAGSTAFF, L.L.C.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

THE GRADUATE
FLAGSTAFF

LANDSCAPE PLAN - GARAGE

ALTERNATIVE LANDSCAPE PLAN

CITY APPROVAL

SHEET TITLE

LANDSCAPE PLAN - GARAGE
SCALE: 1" = 10.0'
NORTH
10 5 0 10 20
GRAPHIC SCALE (IN FEET)

PROJECT NO.	01-AZ-25
PREPARED:	P.J.D.
DATE:	03-03-26
SHEET:	L3.0

SHEET 3 OF 5

FLAGSTAFF GRADUATE BY HILTON

PRELIMINARY GRADING & DRAINAGE PLAN

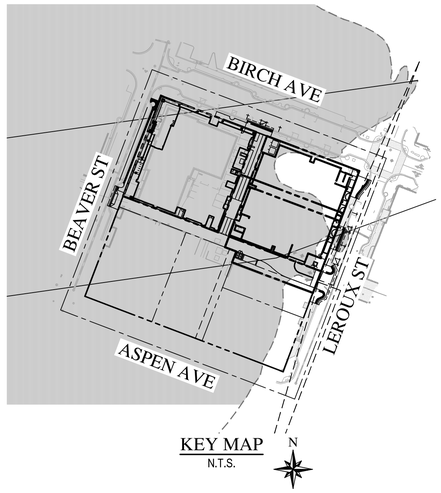
FLAGSTAFF, ARIZONA

A PORTION OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

EXISTING SURVEY		PROPOSED GRADING, DRAINAGE & PAVING	
	SECTION LINE		STORM DRAIN PIPE
	RIGHT OF WAY		SITE DRAINAGE
	PROPERTY LINE	PROPOSED FIRELINE, WATER & SEWER	
	ROAD CENTERLINE		WATER LINE
	EASEMENT		WATER LINE FITTINGS
	SURVEY MARKER		WATER VALVE
E	UG ELECTRIC		WATER METER
OHU	OVERHEAD UTILITY		PLUG
T	UG TELEPHONE		SEWER LINE
TV	CABLE TELEVISION		
G	GAS LINE		
8"S (MATERIAL)	SEWER LINE		
	STORM DRAIN PIPE		
8"W (MATERIAL)	WATER LINE		
	ROAD CENTERLINE		
	FEMA CROSS SECTION		
	CURB		
	SIDEWALK		
1300	MAJOR CONTOUR		
1299	MINOR CONTOUR		
	VEGETATION		
	BUILDING		
S	SEWER MANHOLE		
D	STORM DRAIN MANHOLE		
T	TELEPHONE MANHOLE		
P 0.00	SPOT ELEVATION		
	SIGN		
	JUNCTION BOX/RISER		
	FIRE HYDRANT		
	WATER VALVE		
	STREET/PARKING LIGHT		
	UTILITY POLE		
	CATCH BASIN		
	FLOODPLAIN ZONE AE		

ABBREVIATIONS	
A.L.	AREA LIGHT
AE	ACCESS EASEMENT
APN	ASSESSOR PARCEL NUMBER
B.P.	BARRIER POST
C	CONCRETE ELEVATION
C.B.	CATCH BASIN
C.O.	CLEAN OUT
DIP	DUCTILE IRON PIPE
EE	ELECTRICAL EASEMENT
EJB	ELECTRICAL JUNCTION BOX
FF	FINISHED FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
G	GUTTER ELEVATION
GB	GRADE BREAK
PUE	PUBLIC UTILITY EASEMENT
R.D.	ROOF DRAIN
RIM	RIM ELEVATION
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
S.J.B.	STREET LIGHT JUNCTION BOX
TC	TOP OF CURB
TR	TELEPHONE RISER
WV	WATER VALVE
WM	WATER METER
VCG	VERTICAL CURB & GUTTER



KEY MAP
N.T.S.

N

SHEET INDEX

1 - COVER SHEET
2 - EXISTING CONDITIONS PLAN
3 - GRADING & DRAINAGE PLAN (HOTEL)
4 - GRADING & DRAINAGE PLAN (GARAGE)

BENCHMARK

PROJECT BENCHMARK IS BASED ON FEMA BENCHMARK DEPICTED ON FLOOD INSURANCE RATE MAP NO. 04005C6809G, DATED SEPTEMBER 3, 2010, BEING PUBLISHED NGS CONTROL POINT A 492, PID FQ0448, A 3-INCH ALUMINUM CAP IN ROCK OUTCROP, LOCATED APPROXIMATELY 275 FEET SOUTHERLY FROM THE INTERSECTION OF SAN FRANCISCO STREET AND COLUMBUS AVENUE, HAVING AN ELEVATION OF 6994.83', NAVD 88 DATUM.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NGS WEBSITE WWW.NGS.NOAA.GOV, OPUS RESULTS ON MARCH 31, 2023.

PROJECTION	ARIZONA CENTRAL ZONE, NAD83, (EPOCH 2010)
DATUM	GRS-80
UNITS	INTERNATIONAL FEET
GEOID MODEL	GEOID 2018
SOLUTION	Trim202303272100_.23oOP1680299467946
LATITUDE	35°11'58.38158"N
LONGITUDE	111°38'54.25163"W
ELLIPSOID HEIGHT	2082.168 METERS
DESCRIPTION	SET 1/2-INCH REBAR W/ TRAVERSE CAP

MODIFIED TO GROUND AT (GRID) N:1528030.09 E: 780141.94, USING A SCALE FACTOR OF 1.0004195112.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

PROJECT DESCRIPTION

THIS PROJECT IS FOR A NEW HOTEL WITH HARDSCAPE, LANDSCAPE, AND A PARKING GARAGE.

DRAINAGE STATEMENT

THE PRE VS. POST ANALYSIS SHOWS THAT THE DIFFERENCE IN EXISTING VS PROPOSED DEVELOPMENT IS NEGLIGIBLE. THEREFORE PRE = POST FOR THE PROPOSED IMPROVEMENTS.
BASED ON THIS AND AS COORDINATED WITH THE CITY OF FLAGSTAFF, NO DRAINAGE REPORT OR O&M IS REQUIRED FOR THIS PROJECT.

EARTHWORK QUANTITIES (ESTIMATED)

RAW CUT:	218	CY
RAW FILL:	1808	CY

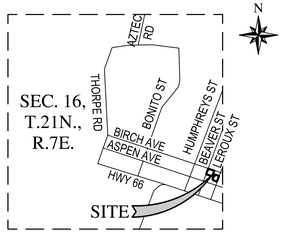
QUANTITIES ARE ESTIMATED IN PLACE. NO PRECOMPACTION, SHRINK OR SWELL IS ASSUMED.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR DATE

SEAL



VICINITY MAP
N.T.S.

DEVELOPER/OWNER

CAPRI, INC.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, ARIZONA 85704
CONTACT: JIM O'CONNELL
PHONE: (520) 219-1856

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DARIN L. MOORE, P.E.
PHONE: (602) 335-8500

ARCHITECT

JRA ARCHITECTURE AND PLANNING
2200 WEST ROSEBUD LANE
COEUR D'ALENE, IDAHO 83814
CONTACT: DALE JOHNSON
PHONE: (208) 667-5570

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
100-19-004A & 100-19-008A
PROJECT SITE ADDRESS:
19 WEST BIRCH AVENUE &
111 NORTH LEROUX STREET
FLAGSTAFF, ARIZONA
PROJECT SITE AREA(S):
NET AREA = 1.11 AC
DISTURBED AREA = 1.11± AC
ZONING:
CB

PUBLIC UTILITIES

WATER	CITY OF FLAGSTAFF
SEWER	CITY OF FLAGSTAFF
ELECTRIC	APS
TELEPHONE	CENTURYLINK/LUMEN
NATURAL GAS	UNISOURCE GAS
CABLE TV	COX COMMUNICATIONS

FEMA FIRM NOTE (ZONE AE)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD' "ZONE AE". ZONE AE IS DESCRIBED AS: "BASE FLOOD ELEVATIONS DETERMINED."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04005C	040020	6809	G	11/19/2012	AE	6907.5'

PARCEL DESCRIPTION

DESCRIPTION (ORDER NO. 70517751-005-JRK)

LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 19, TOWNSITE OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 16, RECORDS OF COCONINO COUNTY, ARIZONA;
EXCEPT TITLE TO ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER, OR TO ANY VALID CLAIM OR POSSESSION HELD UNDER THE EXISTING LAWS OF CONGRESS, AS SET FORTH IN PATENT FROM THE UNITED STATES OF AMERICA.

DESCRIPTION (ORDER NO. 70513807-JRK)
PARCEL NO. 1:

FRACTIONAL LOT 25, AND THE NORTH 7.30 FEET OF LOT 26, BLOCK 19, TOWNSITE OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN FILE 1 OF MAPS, PAGE 1, RECORDS OF COCONINO COUNTY, ARIZONA, AND FRACTIONAL LOT 25, BLOCK 19, TOWNSITE OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGES 7-7A AND AS DEPICTED IN BOOK 1 OF MAPS, PAGES 16-16A, RECORDS OF COCONINO COUNTY, ARIZONA, ALL KNOWN AS PARCEL "C" AS SET FORTH IN RECORD OF SURVEY RECORDED IN BOOK 5 OF SURVEYS, PAGE 69, RECORDS OF COCONINO COUNTY, ARIZONA;
EXCEPT THE EASTERLY 4 FEET THEREOF, AS CONVEYED TO THE CITY OF FLAGSTAFF BY DEED RECORDED IN BOOK 47 OF DEEDS, PAGE 366, AND IN DOCKET 580, PAGE 499, RECORDS OF COCONINO COUNTY, ARIZONA.

PARCEL NO. 2:
AN EASEMENT FOR ALLEY WAY, AS CREATED BY INSTRUMENT RECORDED IN DOCKET 1133, PAGE 214, RECORDS OF COCONINO COUNTY, ARIZONA, OVER THE EASTERLY 10 FEET OF LOT 5, BLOCK 19, TOWNSITE OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN FILE 1 OF MAPS, PAGE 1, RECORDS OF COCONINO COUNTY, ARIZONA.

PARCEL NO. 3:
FRACTIONAL LOTS 22, 23 AND 24, BLOCK 19, TOWNSITE OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN FILE 1 OF MAPS, PAGE 1, RECORDS OF COCONINO COUNTY, ARIZONA, AND FRACTIONAL LOTS 22, 23 AND 24, BLOCK 19, TOWNSITE OF FLAGSTAFF, AS SET FORTH ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGES 7-7A, RECORDS OF COCONINO COUNTY, ARIZONA;
EXCEPT THE EASTERLY 4 FEET THEREOF, AS CONVEYED TO THE CITY OF FLAGSTAFF BY DEED RECORDED IN BOOK 47 OF DEEDS, PAGE 372, AND IN DOCKET 580, PAGE 499, RECORDS OF COCONINO COUNTY, ARIZONA.

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

FLAGSTAFF GRADUATE BY HILTON
PRELIMINARY GRADING & DRAINAGE PLAN
FLAGSTAFF, ARIZONA
COVER SHEET

REV	DESCRIPTION	DATE

Registered Professional Engineer, Civil
CERTIFICATE NO.
36382
DARIN L.
MOORE
06-17-09
Date Signed
ARIZONA, U.S.A.
EXPIRES 06-30-28

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	4/17/2026
JOB NUMBER	245623
SHEET	1 OF 4

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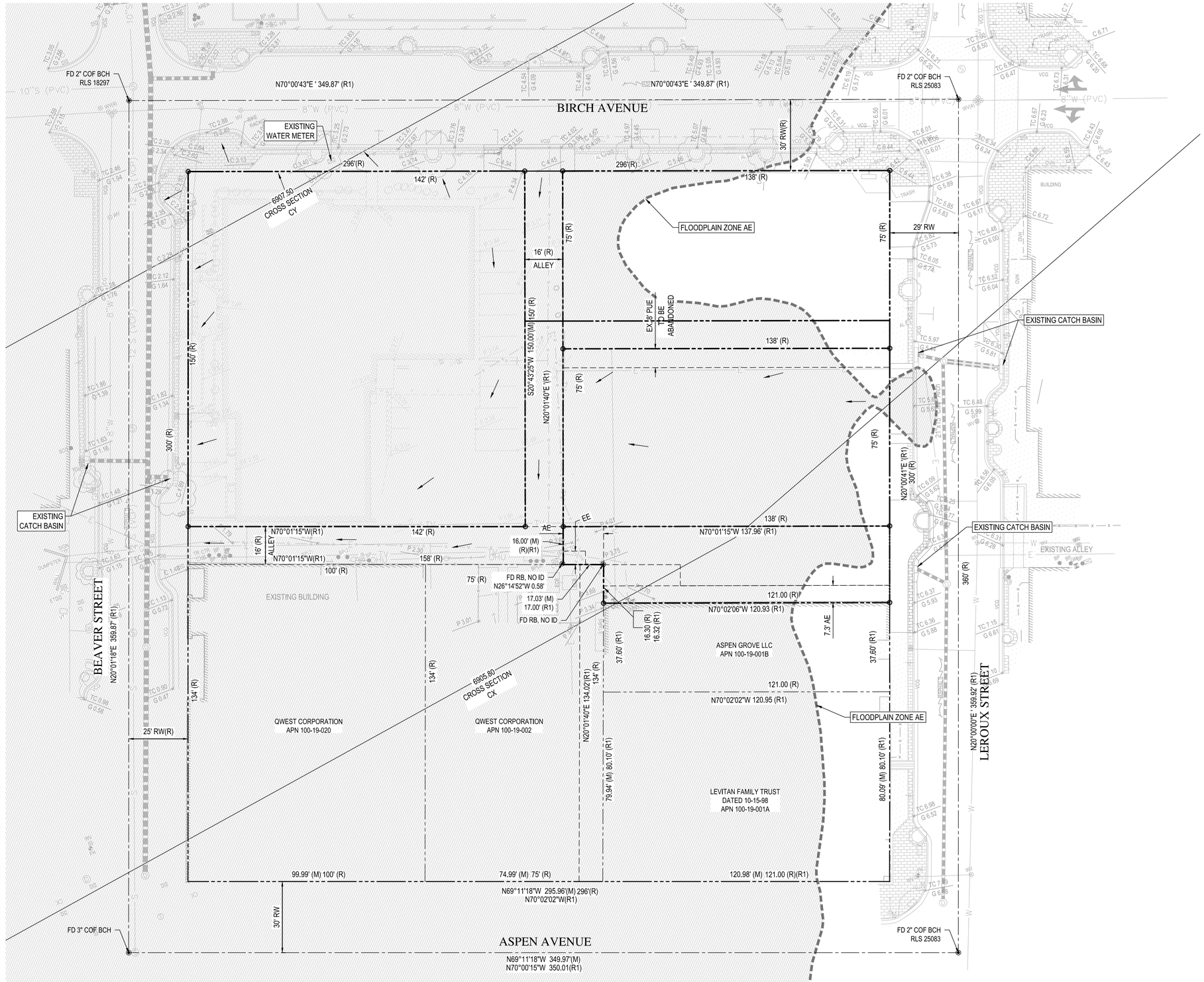
CHECKED BY: DLM DESIGNED BY: RS DRAFTED BY: JRS



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FLAGSTAFF GRADUATE BY HILTON

PRELIMINARY GRADING & DRAINAGE PLAN

FLAGSTAFF, ARIZONA

EXISTING CONDITIONS PLAN

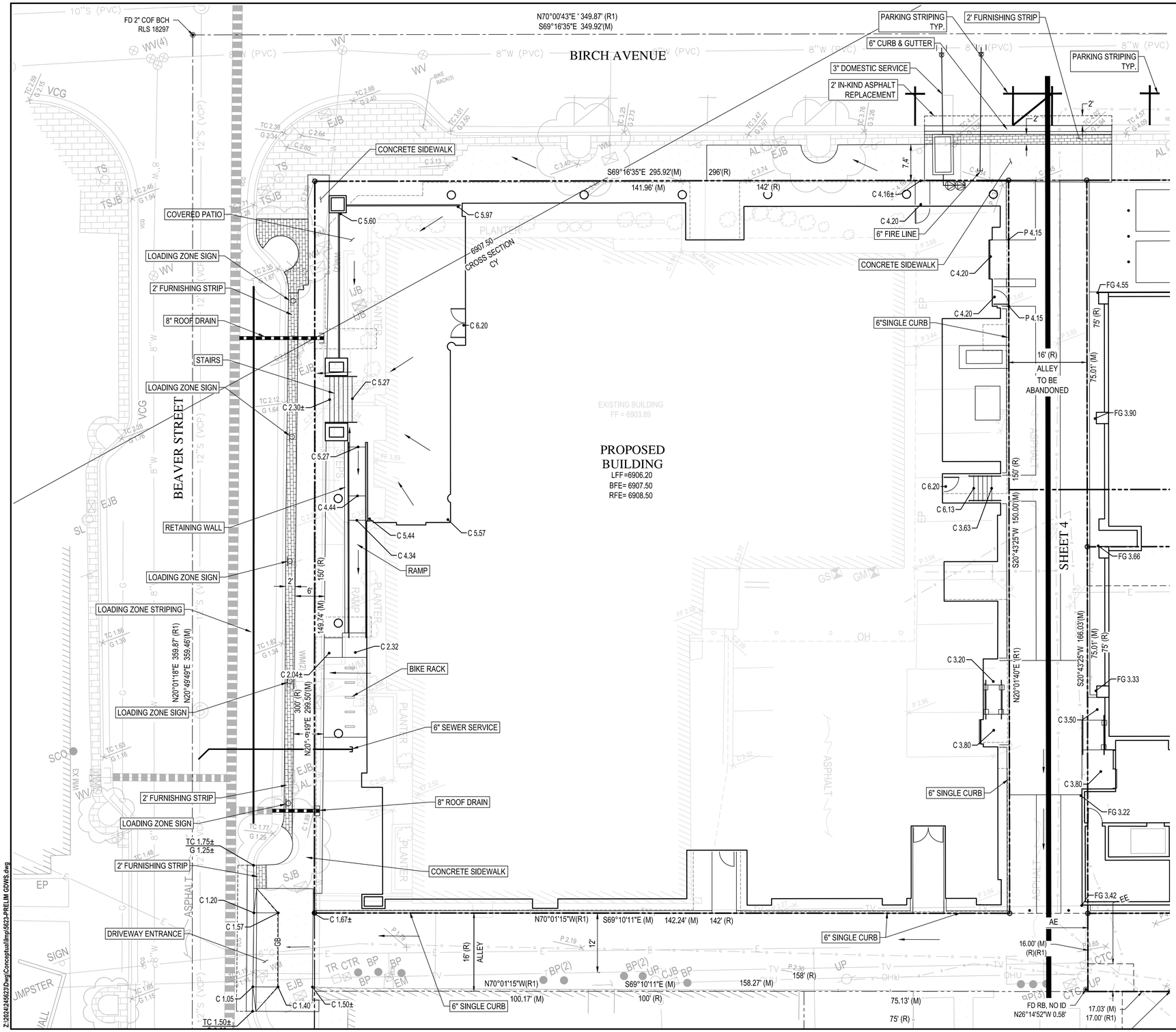
REV	DESCRIPTION	DATE

Registered Professional Engineer, Civil
CERTIFICATE NO.
36382
DARIN L.
MOORE
Date Issued 04/17/26
ARIZONA U.S.A.

EXPIRES 06-30-28

SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	4/17/2026
JOB NUMBER	245623
SHEET	2 OF 4

CHECKED BY: DLM DESIGNED BY: RS DRAFTED BY: JRS



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FLAGSTAFF GRADUATE BY HILTON

PRELIMINARY GRADING & DRAINAGE PLAN

FLAGSTAFF, ARIZONA

GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
36382
DARIN L.
MOORE
Date Signed 04/17/26
ARIZONA
EXPIRES 06-30-28

SCALE (HORIZ.)	1" = 10'
SCALE (VERT.)	N/A
DATE	4/17/2026
JOB NUMBER	245623
SHEET	3 OF 4

CHECKED BY: DLM DESIGNED BY: RS DRAFTED BY: JRS

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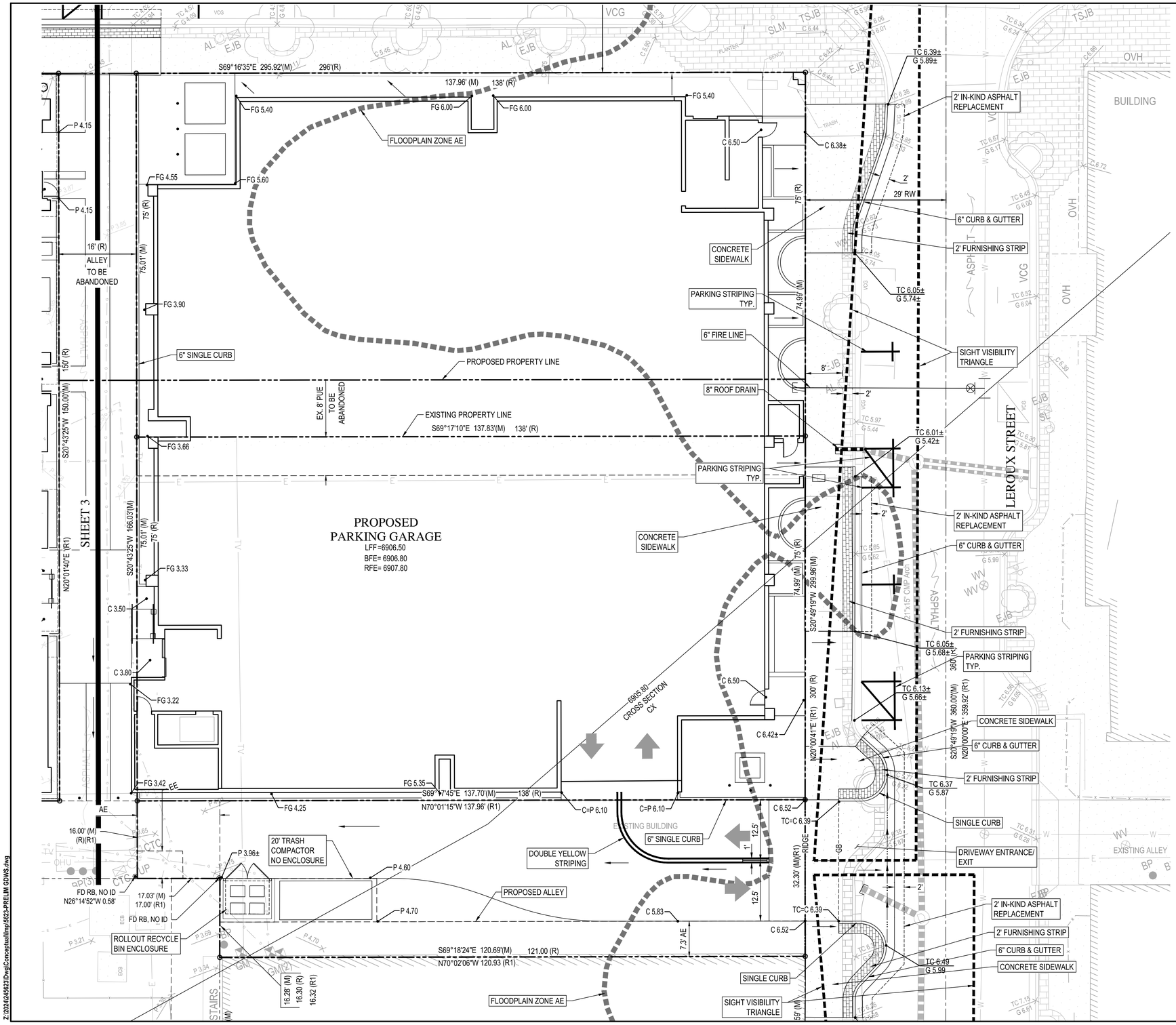

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FLAGSTAFF GRADUATE BY HILTON

PRELIMINARY GRADING & DRAINAGE PLAN

FLAGSTAFF, ARIZONA

GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
36382
DARIN L.
MOORE
04/17/26
Date Signed
ARIZONA

EXPIRES 06-30-28

SCALE (HORIZ.)	1" = 10'
SCALE (VERT.)	N/A
DATE	4/17/2026
JOB NUMBER	245623
SHEET	4 OF 4

CHECKED BY: DLM DESIGNED BY: RS DRAFTED BY: JRS

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CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT

CERTIFICATE OF APPROPRIATENESS **DATE: April 30, 2026**
PZ-25-00106-03 **MEETING DATE: May 20, 2026**
ADDRESS: 19 W. Birch Ave. **REPORT BY: Lauren Clementino**

REQUEST

Approve a Certificate of Appropriateness for:

1) Demolition of the existing building at 19 W. Birch Ave. (parcel 100-19-004A).
2) Design of new hotel and parking garage buildings on parcels 100-19-004A, 100-19-008A, and 100-19-007.

Future signage for the proposed hotel and parking garage is outside the scope of the current Certificate of Appropriateness and will be reviewed separately at a later date in conjunction with sign plan development and sign permit application. A Certificate of No Effect or Appropriateness would be required at that time.

PROJECT BACKGROUND

The current project proposes to construct a new The Graduate hotel and parking garage at 19 W. Birch Ave. utilizing three parcels, 100-19-004A, 100-19-008A, and 100-19-007. All three parcels are located within the Downtown Historic Overlay Zone and subject to the Design Handbook for Downtown Flagstaff.

The Phase 1 Cultural Resource Study for 19 W. Birch Ave. (located on parcel 100-19-004A) found that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its associations with the areas of Social History and Government and under City of Flagstaff Criterion D for its architectural qualities. This building had not been previously studied prior to the current project. It is outside of the Railroad Addition Historic District.

The former buildings located at 111 and 123 N. Leroux St. (parcels 100-19-008A and 100-19-007) were previously studied via Letter Report Cultural Resource Studies and determined not to be eligible for listing in the Flagstaff or National Registers of Historic Places due to lack of significance and integrity. The demolition of these buildings was previously approved via Certificates of No Effect and the parcels are currently vacant. These parcels are also outside of the Railroad Addition Historic District.

STAFF RECOMMENDATION

Staff recommends that the Heritage Preservation Commission divide the request into two separate parts and approve separate motions to:

- Require a Certificate of Economic Hardship for the demolition of the existing building at 19 W. Birch Ave.
- Approve a Certificate of Appropriateness for the design of the new hotel and parking garage, conditioned on a future approval of the Certificate of Economic Hardship and/or completion of a Temporary Delay of Demolition.

PAST DECISIONS AND OTHER REVIEWS

Phase 1 Cultural Resource Study

Cornerstone Environmental Consulting, LLC, was contracted by Capri Flagstaff LLC to conduct a Phase 1 Cultural Resource Study for the existing building at 19 W. Birch Ave. This building had not been previously studied. It is located within the Downtown Historic Overlay Zone, but outside of the Railroad Addition Historic District.

At the May 21, 2025 meeting, the Heritage Preservation Commission reviewed a first submittal of the Phase 1 study and moved "to not accept the report and ask for revisions with a further re-evaluation of Flagstaff Criteria B and D and do further research into courts or the role of the courts in the building, social movements, construction methods and processes, and the post-WWII boom in Flagstaff, through documents such as oral histories, historic photos, architectural and City records and NAU newspapers, and to reduce the focus on interior integrity in their assessment."

At the July 16, 2025 meeting, the Commission reviewed the revised submittal of the Phase 1 Cultural Resource Study and selected measures to mitigate the proposed major impact of demolition of the property. The revised Phase 1 Cultural Resource Study found that the building is significant under City of Flagstaff Criterion B and NRHP Criterion A for its associations with the areas of Social History and Government and under City of Flagstaff Criterion D for its architectural qualities. The Commission found and determined that the facts exist as required by Section 10-30.30 of the Zoning Code to approve the study (by a vote of 7-0) with the following conditions:

1. The grammatical corrections noted by Commissioner Westheimer (including correct spelling of the names Robert W. Prochnow and Paul Babbitt Jr. and inclusion of Pat Madden as a source in the References) be incorporated into the Phase 1 to be approved by the Heritage Preservation Officer

2. Completion of a Phase 2 Cultural Resource Study to focus on architectural documentation to include archival grade photography, as-built drawings, and elevation drawings to be reviewed by the Heritage Preservation Commission

3. Interpretive mitigation for the National Register of Historic Places Criteria A significance be developed in conjunction with the Indigenous Commission and reviewed by the Heritage Preservation Commission

4. Malpais rocks be incorporated into the new building, preferably on the exterior, preferably salvaged, to be reviewed by the Heritage Preservation Commission during the Certificate of Appropriateness review

5. Archiving both Cultural Resource Studies, Phases 1 and 2, in a place where they will be publicly accessible, preferably the City of Flagstaff library and/or website

The first condition (addressing grammatical corrections in the Phase 1 report) has been met and the revisions approved by the Heritage Preservation Officer on July 21, 2025. The Phase 2 Cultural Resource Study was submitted for review by the Commission at the May 20, 2026 meeting as a separate Public Hearing item. The current Certificate of Appropriateness application demonstrates the proposed location for the malpais stone in the new design. The final condition (publicly accessible archiving of the

Cultural Resource Studies) will be addressed after the Phase 2 Cultural Resource Study has been approved by the Commission.

Development Review

The Concept Plan for the proposed The Graduate hotel and parking garage was deemed complete through City of Flagstaff Inter-Division Staff review on February 3, 2026. The Site Plan is currently under review. A first round of Inter-Division Staff substantive comments on the Site Plan were provided to the applicant on April 7, 2026. Heritage Preservation Officer comments on the Concept Plan and Site Plan requested that the Certificate of Appropriateness application be submitted to the Heritage Preservation Commission for review after a first round of substantive comments were received and incorporated into the design.

INTENT

The purpose of the Downtown Overlay is laid out in Section 10-40.50.030 of the Zoning Code. The stated purpose is to "promote the preservation and unique character of all structures within the zone." Properties within the Downtown Overlay are "subject to the Design Handbook for Downtown Flagstaff." The Design Handbook for Downtown Flagstaff states: "The Historic Preservation Ordinance is designed to preserve and enhance the historic district. This ordinance requires a Certificate of Appropriateness (or No Effect) be granted before any changes are made to the exterior appearance of properties within a designated historic district."

The purpose of the Downtown Overlay is to review the appropriateness of proposed changes to historic buildings with guidance by the Design Handbook for Downtown Flagstaff: *"This handbook is included as a guide to the Commission in making consistent decisions on the appropriateness of proposed changes. Interpretation should be neither overly strict nor too permissive. In making its decisions, the Commission will consider the historic value of the building, its prominence and significance to the district, the state of physical deterioration, and the economic factors of repair, replacement, or renovation."*

STAFF REVIEW

Scope of Work

The Certificate of Appropriateness is "appropriate if the proposed work alters a cultural resource but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource." (Flagstaff Zoning Code 10-30.30.060.E).

Findings

"Prior to the granting of any required approvals or permits and prior to the commencement of any work on a landmark property or within a historic overlay zone, the Heritage Preservation Commission or the Historic Preservation Officer shall review all work proposed and approve or conditionally approve the work in the form of a certificate of no effect, certificate of appropriateness, or certificate of economic hardship" (Flagstaff Zoning Code 10-30.30.060 Development of a Landmark Property and Property within a Historic Overlay Zone).

The Flagstaff Zoning Code 10-30.30.060E states:

Criteria for Approval.

When approving a certification of appropriateness, the Heritage Preservation Commission shall find that:

a. The proposed work is consistent with the purpose and intent of this division;

b. The proposed work is compatible with its context:

(1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;

(2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;

c. The cultural resources associated with the proposed work have been sufficiently sought, identified and evaluated;

d. Major impacts on cultural resources are sufficiently mitigated; and

e. The proposed work is consistent with applicable development standards and design guidelines. See also subsection (G) of this section, Development Standards and Guidelines.

Downtown Historic Overlay Design Guidelines

"The Downtown Overlay (DOZ) zone applies to areas of the City subject to the Downtown Historic Design Review Overlay District Guidelines and Design Standards and Guidelines with design review by the Heritage Preservation Commission for the development of properties located within the boundaries of the zone." (Flagstaff Zoning Code 10-40.50.030 Overlay Zones).

The following Design Handbook for Downtown Flagstaff guidelines for new construction apply to this case:

Design Guidelines for Color

- C1. Use color schemes that will complement other buildings nearby.
- C2. Use color to coordinate façade elements in an overall composition.
- C3. Reserve bright colors for accents only and where evidence demonstrates the historical use of bright colors.

Design Guidelines for New Buildings

- N1. Align the façade of the new building with the established set-backs of the area.
- N2. New buildings should appear similar in mass and scale with historic structures in the area.
- N3. Use building forms that match those used traditionally.
- N4. Use roof forms that match those used historically.
- N5. Use building materials that are similar to those employed historically for all major surfaces.
- N6. Orient the main entrance of the building to the street.
- N7. Use window sizes and proportions similar to those found traditionally in the district.
- N8. Respect porches, awnings and balconies.
- N9. Be aware of floodplain regulations.

Site Design Guidelines

- SD1. Maintain the alignment of the buildings at the sidewalk edge.

- SD2. Locate planting in traditional areas of the site.
- SD3. Plan parking lots so that the visual impact of large paved areas is reduced.
- SD4. Screen service equipment and trash containers from public view.

Basis of Report

The information in this summary report was derived from the application to the Heritage Preservation Commission, the Flagstaff Zoning Code, and the Design Handbook for Downtown Flagstaff.

Evaluation of Effects

Demolition of the Existing Building

Demolition of the existing building at 19 W. Birch Ave. is a major impact. Per Flagstaff Zoning Code 10-30.30.050.D, "Impacts to resources are major when they directly or indirectly alter or destroy any of the characteristics that make the resource significant, including when they may diminish the integrity of the resource including its location, design, setting, materials, workmanship, feeling or association." Demolition, or "Physical destruction or damage to all or part of the resource" is defined as a major impact.

Design of New Hotel and Parking Garage Buildings

Design Guidelines for Color

- C1. Use color schemes that will complement other buildings nearby.

  The design guidelines call for use of colors used by other buildings within the block and for the natural colors of brick and stone to dominate the street. Brick is used as a primary material in compliment to the adjacent brick CenturyLink building, Residence Inn by Marriott Flagstaff located within the same block across Beaver St., National Bank of Arizona across Birch Ave., and the Hopi Building across Leroux St. The use of stucco is supported by its use in the buildings from 101-109 N. Leroux St and the National Bank of Arizona. Malpais stone and limestone are also incorporated into the hotel façade.

- C2. Use color to coordinate façade elements in an overall composition.

  Per the design guidelines, base paint colors for the background wall surfaces are muted earth tones (light gray for the majority, and tan for the minority). As called for in the design guidelines, darker contrasting colors are limited to window frames, sills, moldings, and cornices.

- C3. Reserve bright colors for accents only and where evidence demonstrates the historical use of bright colors.

  No bright colors are proposed. Colors are natural materials and earth tones, as called for in the design guidelines.

Design Guidelines for New Buildings

- N1. Align the façade of the new building with the established set-backs of the area.

  Building facades follow established setback requirements and utilize a minimal landscape buffer of 5 feet as required by the Flagstaff Zoning Code Division 10-50.60: Landscaping Standards.

- N2. New buildings should appear similar in mass and scale with historic structures in the area.

  Per the design guidelines, the hotel façade surface has been subdivided through use of varying materials: brick, malpais stone, limestone, stucco, and glass. The parking garage façade surface has been subdivided through use of varying materials: brick and precast concrete with different textures. Both buildings are further subdivided via use of massing articulation (recesses) to divide the façades.

  The design guidelines state that in general downtown buildings are two to four stories in height and that a maximum building height limit of 55 feet is recommended. However, a maximum of 60 feet is allowed. The proposed buildings are 60 feet in height and meet the building height requirement per the design guidelines and the underlying zoning (Central Business).

- N3. Use building forms that match those used traditionally.

  Proposed buildings use simple rectangular forms, meeting the stated preference in the design guidelines.

- N4. Use roof forms that match those used historically.

  Proposed roof forms are flat, meeting the design guidelines. All surrounding buildings in this block also employ flat roofs.

- N5. Use building materials that are similar to those employed historically for all major surfaces.

  The design guidelines state that brick and stone are appropriate materials for large surfaces. Brick is used as a primary material for both buildings. Malpais stone and limestone are also used as primary materials for the hotel building.

  The design guidelines also state that new materials may be used if their appearances are similar to those of historic materials such as brick and native stone. The parking garage design employs use of sandblasted concrete to mimic masonry. The hotel design employs use of Hardie panels to mimic wood.

  In Flagstaff Zoning Code Division 10-50.20: Architectural Design Standards, stucco and untreated concrete are considered appropriate as secondary materials (being used in less than 25% of the façade). The provided calculations in the Architectural Plans demonstrate that these materials fall within the secondary material requirements.

- N6. Orient the main entrance of the building to the street.

The main entrance of the hotel is oriented to Beaver St. The main pedestrian entrance to the parking garage is oriented to Leroux St. The main vehicular entrance of the parking garage is oriented to the alley to emphasize the pedestrian experience from the primary street over the vehicular.

- N7. Use window sizes and proportions similar to those found traditionally in the district.

  Ground floor windows replicate sizes and proportions similar to those utilized on neighboring buildings and throughout the zone. Upper story windows are larger than those used traditionally, although employ light divisions to break up the sizing. Windows are also utilized to break up the bulk and mass of the building. If smaller windows sizes were required, the building design may result in greater bulk in appearance.

- N8. Respect porches, awnings and balconies.

  The design guidelines state that these elements may be considered in new construction where elements compliment surrounding historic buildings. The proposed design does not utilize awnings or balconies. A recessed entry porch is integrated into the hotel design. Recessed entries are found in the surrounding buildings, and a recessed entry porch is also integrated into the neighboring Residence Inn by Marriott Flagstaff.

- N9. Be aware of floodplain regulations.

  FEMA flood zone designations are depicted on the Civil Plans and the design incorporates required flood mitigation measures.

Site Design Guidelines

- SD1. Maintain the alignment of the buildings at the sidewalk edge.

  Building facades incorporate a minimal landscape buffer of 5 feet as required by the Flagstaff Zoning Code Division 10-50.60: Landscaping Standards. As preferred in the guidelines, buildings are not set back from the street and do not site parking in front.

- SD2. Locate planting in traditional areas of the site.

  Plantings are located in the traditional landscape buffer area along the sidewalk, as well as in the pedestrian alleyway located between the two buildings.

- SD3. Plan parking lots so that the visual impact of large paved areas is reduced.

  No parking lots or large paved areas are included in the proposed design. Parking garages are not addressed in the design handbook and there are no design guidelines specific to parking garages. The design of the parking garage building was reviewed as a building under the applicable design guidelines for new buildings.

- SD4. Screen service equipment and trash containers from public view.

All service equipment and trash containers are depicted as on the interior or screened from view.

COMMISSION OPTIONS

1) The Commission can follow the recommendation to divide the request into two separate parts and approve the two separate recommended motions;
2) The Commission can approve the Certificate of Appropriateness for both the demolition and the design without additional conditions;
3) The Commission can approve the Certificate of Appropriateness for both the demolition and the design with additional conditions related to the standards and guidelines applicable to the case;
4) The Commission can request additional information and continue to a date certain; or
5) The Commission can deny the application for both the demolition and the design and require a Certificate of Economic Hardship.

STAFF CONCLUSION:

Staff recommends that the Heritage Preservation Commission require a Certificate of Economic Hardship for the demolition of the existing building at 19 W. Birch Ave. The Commission has previously approved a Phase 1 Cultural Resource Study that found this building to be a significant cultural resource. Per Flagstaff Zoning Code 10-30.30.060.E, a Certificate of Appropriateness "is appropriate if the proposed work alters a cultural resource, but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource." Demolition of this building is a major impact. Although mitigation measures for the demolition were previously approved by the Commission, the demolition will still result in an adverse effect to this cultural resource.

A Certificate of Economic Hardship requires a separate application and public hearing process. Per the Flagstaff Zoning Code Division 10-30.30: Heritage Preservation, submittal requirements would include demonstration that an economic hardship exists (a lack of reasonable use or return, a substantial reduction in the value, or a substantial burden); preservation is economically infeasible; the economic hardship is not a self-created hardship; alternative development has been fully explored; and alternative financing has been fully explored. Approval is appropriate if the proposed work, including demolition and appropriate mitigation measures, will deprive the property owner of reasonable use of or a reasonable economic return on the property; or, will result in a substantial reduction in the economic value of the property; or, will result in a substantial economic burden on the property owner because the property owner cannot reasonably maintain the property in its current form.

Staff recommends that the Certificate of Appropriateness for the design of the new hotel and parking garage be approved, conditioned on a future approval of the Certificate of Economic Hardship and/or completion of a Temporary Delay of Demolition. The proposed hotel and parking garage design meet the Design Handbook for Downtown Flagstaff guidelines and the findings required by the Zoning Code, and it is appropriate for the Commission to approve a Certificate of Appropriateness based on the findings.

Heritage Preservation Commission 7. A.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: Historic Signs and Facades Grant Tracking - May 2026 Update

STAFF RECOMMENDED ACTION:
Discussion only.

Executive Summary:
Work for the 822 W. Grand Canyon Ave. grant project and work is expected to be completed and a grant inspection scheduled this month. One new grant application for 910 N. Leroux St. was submitted for review on this month's agenda. There are no other updates since the April 2026 report.

Policy Impact:

Attachments

HSFG Tracking May 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. B.**

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: Heritage Resources Map Starred Properties List

STAFF RECOMMENDED ACTION:

Discussion only.

Executive Summary:

Staff will present the new *Heritage Resources Map Starred Properties* list requested by the Commission to accompany the recently updated *Heritage Resources: Special Districts and Neighborhoods* map.

Policy Impact:

Background and History:

At the April 15th Heritage Preservation Commission meeting, staff presented the updated *Heritage Resources: Special Districts and Neighborhoods* map. 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.

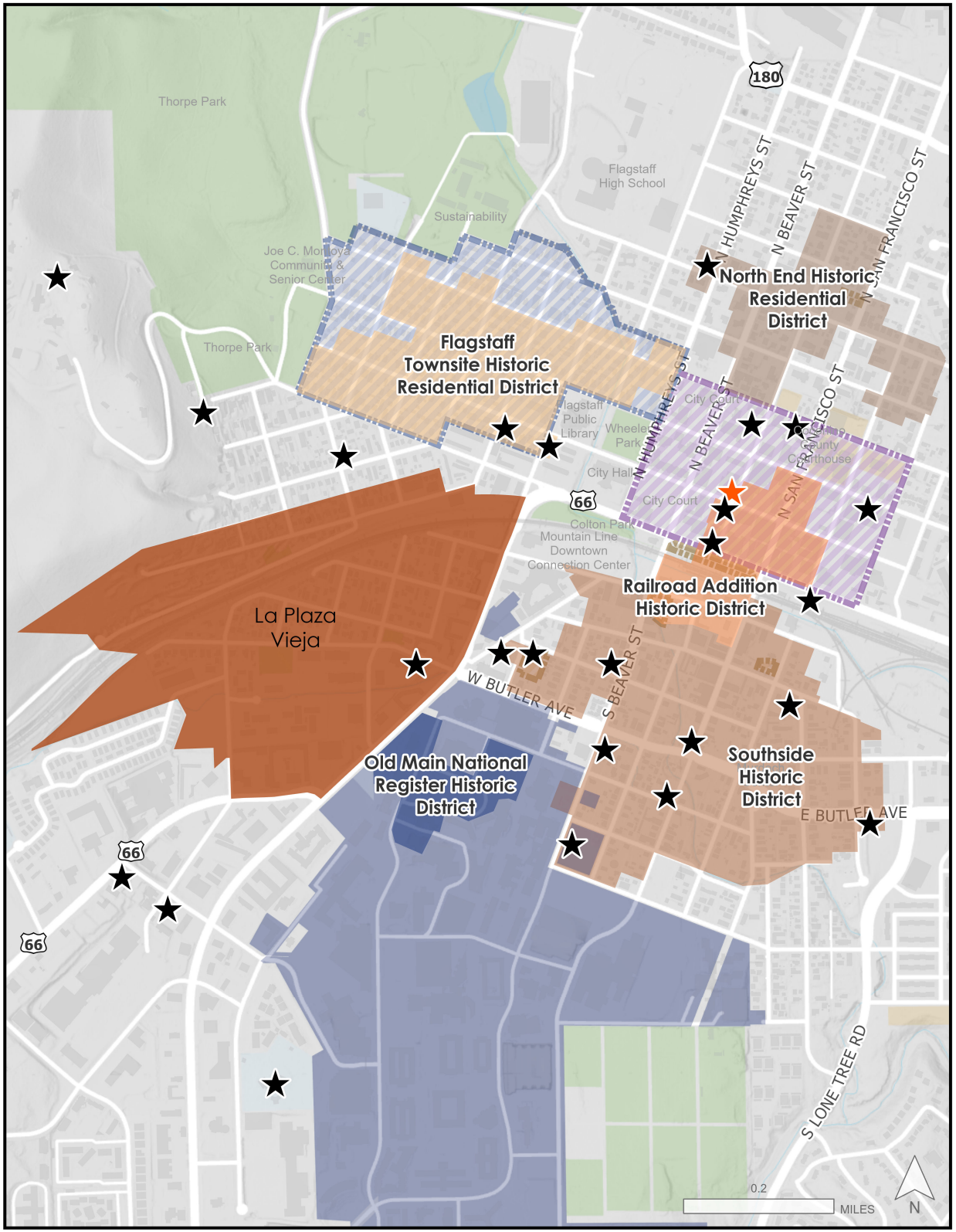
During the April 15th discussion, the Commission requested a list of the Flagstaff and/or National Register of Historic Places individually listed properties that are depicted with stars on the map. The attached list was created.

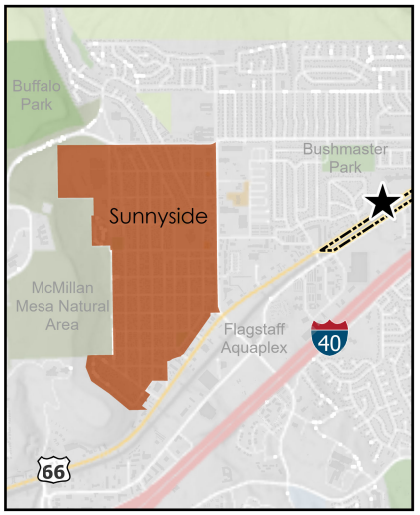
The *Heritage Resources: Special Districts and Neighborhoods* map and the new *Heritage Resources Map Starred Properties* list are published on the Heritage Preservation Maps webpage, which can be accessed here: Heritage Preservation Maps | City of Flagstaff Official Website .

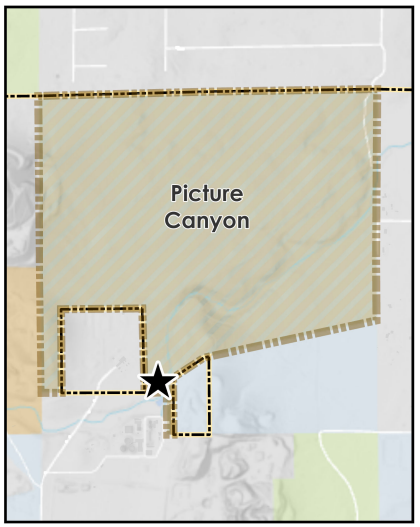
Attachments

Heritage Resources: Special Districts and Neighborhoods Map
Heritage Resources Map Starred Properties List

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.

Created Date: 2/24/2026

Heritage Resources Map Starred Properties

National Register of Historic Places Individually Listed Properties	
Historic Property Name	**Address**
Lowell Observatory	1400 W. Mars Hill Rd.
Charles Wilson Jr. House	100 S. Wilson Ln.
House at 720 Grand Canyon Avenue	720 W. Grand Canyon Ave.
Arizona Lumber and Timber Company Office	821 W. Riordan Rd.
I.B. Koch House	717 W. Riordan Rd.
Riordan Mansion	409 W. Riordan Rd.
Flagstaff Armory	503 W. Clay Ave.
Ashurst House	417-421 W. Aspen Ave.
Milligan House	323 W. Aspen Ave.
C & M Garage	204 S. Mikes Pike St.
Our Lady of Guadalupe Chapel	224 S. Kendrick St.
First Baptist Church	123 S. Beaver St.
South Beaver School	506 S. Beaver St.
House at 310 South Beaver	310 S. Beaver St.
La Iglesia Metodista Mexicana, El Divino Redentor	319 S. San Francisco St.
La Cuidad de Mexico Grocery	217 S. San Francisco St.
Prochnow House	304 S. Elden St.
Brannen-Devine House	209 E. Cottage Ave.
Two Spot Logging Train	Jct. of San Francisco St. and Route 66
Bank Hotel	2 W. Route 66
Weatherford Hotel	23 N. Leroux St.
The Ice House	201 E. Birch Ave.
Kinlani Apartments	103 N. Leroux St.
H.E. Campbell House	215 N. Leroux St.
Presbyterian Church Parsonage	15 N. Cherry Ave.
J.M. Clark House	503 N. Humphreys St.
D.M. Francis House	1456 W. Meade Ln.
Coconino County Hospital Complex	2340 N. Ft. Valley Rd.
Coyote Range- Mary-Russell Ferrell Colton House	2922 Creekside Dr.
The Homestead	3170 N. Ft. Valley Rd.
Museum of Northern Arizona	3101 N. Ft. Valley Rd.
Dean Eldredge Museum	3404 E. Route 66
Picture Canyon Archaeological Site	3920 N. El Paso Flagstaff Rd.

Flagstaff Register of Historic Places Individually Listed Properties	
Historic Property Name	**Address**
Kinlani Apartments, Pay'n'Takit Market, JCPenney's	101 and 103 N Leroux St., 8 and 12 W Aspen Ave.

Heritage Preservation Commission **7. C.**

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: Commission Outreach and Education Program Discussion

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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. A preliminary discussion was held during the April 15, 2026 meeting. At that meeting, it was suggested that each Commissioner reflect on this item and bring their top three ideas for outreach and education as well as their personal time commitment to discuss further at the May 20, 2026 meeting.

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

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Heritage Preservation Commission 8. A. 1.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 102 E. Route 66 Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00056, CC-26-00625
Address: 102 E. Route 66
Type of Approval: Certificate of No Effect
Approval Date: April 7, 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. The property is a contributor to the Railroad Addition Historic District listed on the National Register of Historic Places. The proposed sign plans, which are limited to a face change of an existing sign, 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

Docusign Envelope ID: B32EFAE5-EFB9-4B01-956A-A0665B6AB46D

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

HPC-C

Date Received	Application to Heritage Preservation for a Certificate within an Overlay	File Number

Property Owner(s)	Title	Phone	Email
Flagstaff Historic Properties Inc.	Owner		

Mailing Address	City, State, Zip
15 E. Cherry	Flagstaff Az. 86001

Applicant	Title	Phone	Email
Jennifer Rolley	Business Owner	412-429-0732	jennifer@sweetshoppecandy.com

Mailing Address	City, State, Zip
102 E. Rte 66	Flagstaff AZ. 86001

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Jennifer Rolley Business Owner

Site Address	City, State, Zip
102 E. Rte 66	Flagstaff AZ. 86001

Project Name
The Sweet Shop

Parcel Number(s)	Zoning District(s), including Overlays
101-21-012	Central Business

Property Information:

- ☐ Yes ■ No Listed individually on the National or Arizona Register of Historic Places? (Name: N/A)
- ■ Yes ☐ No Located in a National Register Historic District? (Name: Railroad Addition Historic District)
- ■ Yes ☐ No Is a structure on the property considered contributing to the District?
- ■ Yes ☐ No Located in a Historic or Landmark Overlay? (Name: Downtown)
- ■ 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:	Applicant Signature:	Date:
DocuSigned by: [signature]	4/6/2026 | 5:28 PM MDT	[signature] Jennifer Rolley	3/31/26

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **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

Docusign Envelope ID: B32EFAE5-EFB9-4B01-956A-A0665B6AB46D

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

Provide and install four (4) Raceway with Reverse Lit Halo Illuminated RPC Letters. "CANDY" Deep Backer/Raceway painted blackwith (1) set of deep "Reverse Lit" Halo Illuminated RPC Letters painted white.

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

Using the same materials as the Existing Signage for the previous tenant " Tavern Sports Grill". Only the Sign Faces are being replaced with new materials. Existing Building Mounted Hardward and Brackets are not being altered.

Insert additional pages if necessary

Docusign Envelope ID: B32EFAE5-EFB9-4B01-956A-A0665B6AB46D

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME
Brannen/Babbitt Block

LOCATION
102 E. Santa Fe

CITY/TOWN/VICINITY
Flagstaff

COUNTY
Coconino

OWNER
Vernon and Yette H. Cave

OWNER'S ADDRESS
15 E. Cherry
Flagstaff, AZ 86001

FORM COMPLETED BY
Janus Design for the

ADDRESS
Flagstaff Historic Sites Commission
City of Flagstaff

PHOTO BY
Pat Stein

DATE
8-78

VIEW
Facing Northeast

PRESENT USE
Commercial

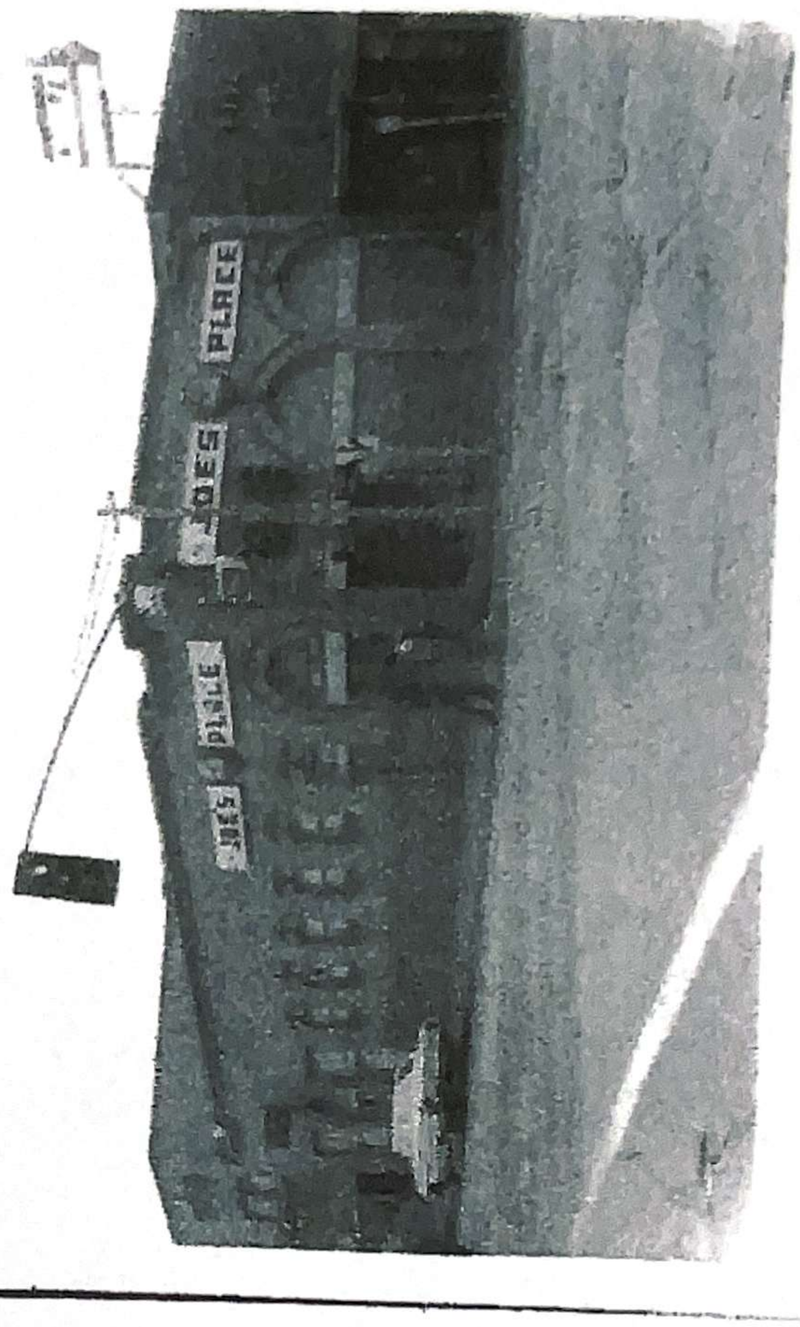
ACREAGE
Less/acre

STYLE OR CULTURAL PERIOD
Regional variation of Mission Revival

SIGNIFICANT DATES
1883/1886/ remodeled 1927

Significant

FHR 114



PHYSICAL DESCRIPTION

The Brannen/Babbitt Block is a one story brick and stone building measuring 30'x80' with a basement. The building is on a corner facing south onto Santa Fe Avenue and west onto San Francisco Street. The facades are of buff brick with a decorative cornice of darker brick. The south facade is composed of three semicircular arches with turned wood spindles in the upper area. The west facade features a corner arch, six segmental arched openings (5 double hung windows and a doorway with transom), and a store front composed of an arched entry and two display windows with transoms. The key stones, edge bricks and sills of all the arches are also of the darker brick.

STATEMENT OF SIGNIFICANCE

The Brannen/Babbitt Block is one of the most important properties in Flagstaff. Located on the site of P. J. Brannen's original store, this location marks the move from "Old Town" to "New Town" in 1883. Although portions of the 1883 structure are contained within the walls of the present building, the character and integrity of the property is derived primarily from a remodeling by the Babbitts in 1927. With the exception of signs and other easily reversible additions the facade retains its original high quality which was typical of Flagstaff's pre-Depression economic boom.

VERBAL BOUNDARY DESCRIPTION

Block 4, Pt. Lot 11, 12
Flagstaff Townsite, Railroad Addition

Name: The Sweet Shoppe

Date: 03.23.2026

INV #: 1

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

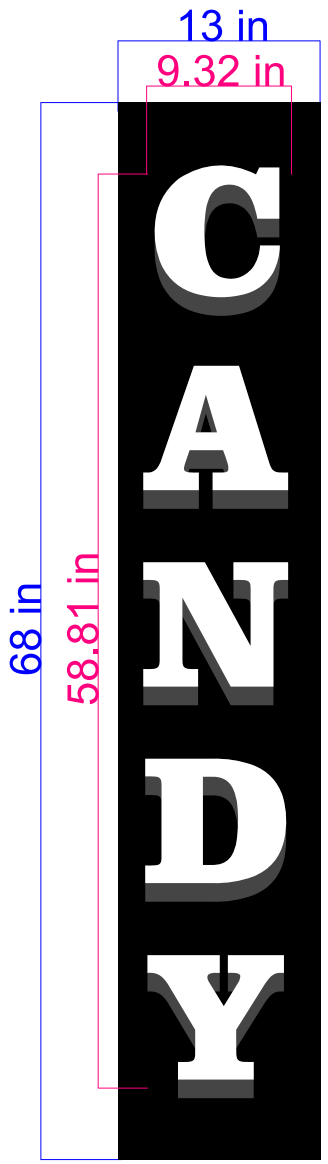
☐ DONE ☐ R4I

Signature Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com



Raceway w/ Reverse Lit Halo Illuminated RPC Letters / Qty. [x4]

"CANDY" 68"h x 13"w x 1.5" Deep Backer/Raceway painted black w/
(1) Set of 8"h x 2" Deep “Reverse Lit” Halo Illuminated RPC Letters painted white.

This design and drawing submitted for your review and approval is the exclusive property of SIGN-A-RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of SIGN-A-RAMA.

Color:

PMS 0000	PMS 0000	PMS 0000	PMS 0000

Notes:

Name: The Sweet Shoppe

Date: 03.23.2026

INV #: 1

Rev #: 0

CUSTOMER'S APPROVAL

- [ ] Approved
- [ ] Revise and Proof Again

Signature

Date

SIGN SPECS

- [ ] Radius Corners ____ in.
- [ ] Holes Punched
  - [ ] Center Top & Bottom
  - [ ] All Four Corners
- [ ] Hems [ ] Grommets

PRODUCTION STAGES

- [ ] Design [ ] Material
- [ ] Printed / Cut
- [ ] Production [ ] Install

[ ] DONE [ ] R4I

Signature Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

.090 Aluminum Panel w/ Routed Faces and .500" Clear Acrylic Push Thru / Qty. [x4]

33.08"w x 22.57"h x .090 Aluminum Panel w/ Routed Faces w/.500" Clear Acrylic Push Thru - Arrow & Sweet Shoppe.

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Color: PMS 0000 PMS 0000 PMS 0000 PMS 0000

Notes: Some Accents and Copy May Be Too Small for Router to Cut and Will need to be Modified or Applied Vinyl.

Name: The Sweet Shoppe

Date: 03.23.2026

INV #: 1

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

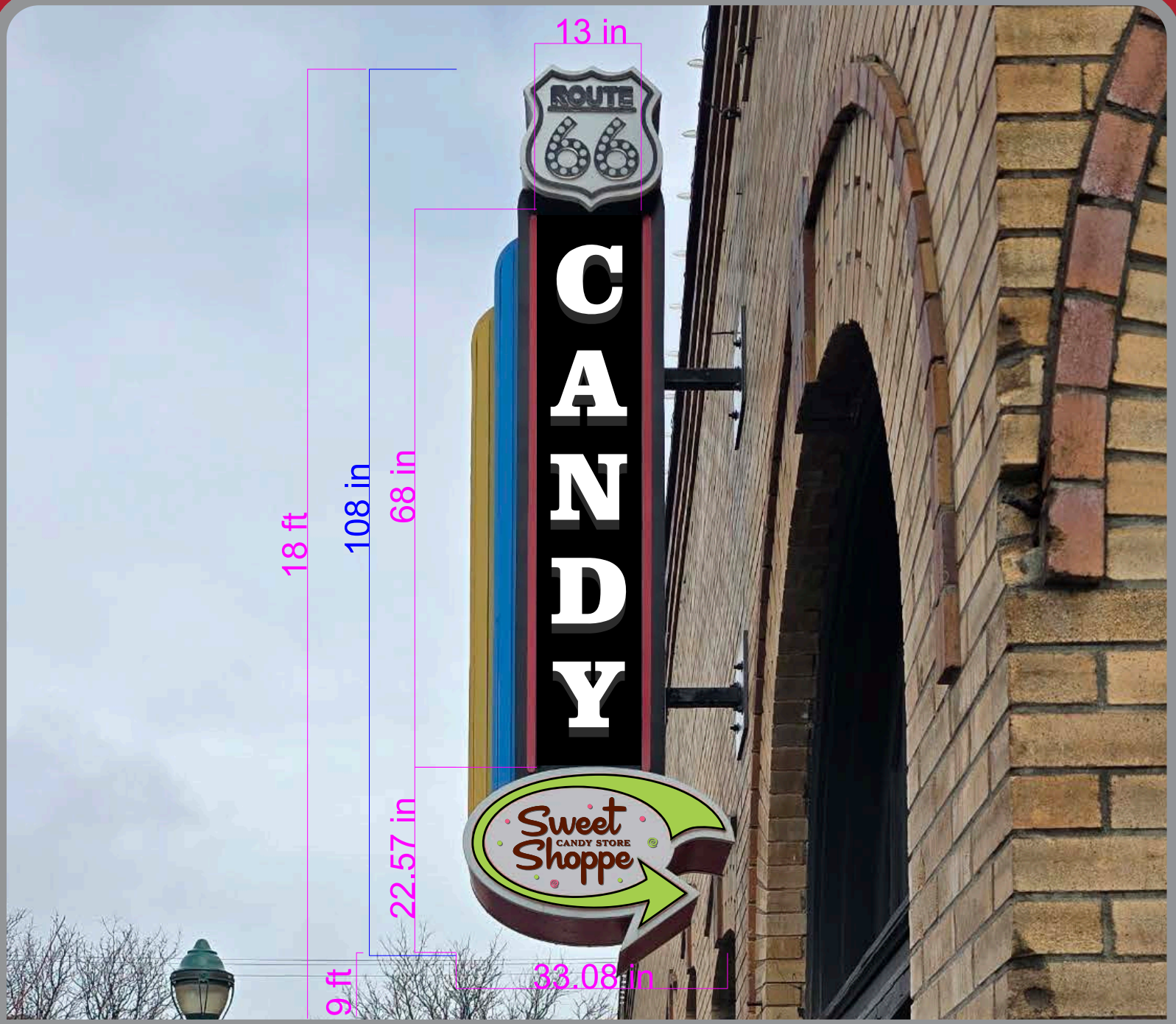
- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date



This design and drawing submitted for your review and approval is the exclusive property of SIGN-A-RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of SIGN-A-RAMA.

Color:

PMS 0000	PMS 0000	PMS 0000	PMS 0000

Notes: N San Francisco St

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Name: The Sweet Shoppe

Date: 03.23.2026

INV #: 1

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Existing sign

This design and drawing submitted for your review and approval is the exclusive property of SIGN-A-RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of SIGN-A-RAMA.

Color:

PMS 0000	PMS 0000	PMS 0000	PMS 0000

Notes: N San Francisco St

Name: The Sweet Shoppe

Date: 03.23.2026

INV #: 1

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date

This design and drawing submitted for your review and approval is the exclusive property of SIGNARAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of SIGNARAMA.

Color:

PMS 0000	PMS 0000	PMS 0000	PMS 0000

Notes: RTE 66

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Name: The Sweet Shoppe

Date: 03.23.2026

INV #: 1

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
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Signature

Date

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  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
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Notes: RTE 66

Heritage Preservation Commission 8. A. 2.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 123 W. Birch Ave. Ste. 104 Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00045, CC-26-00357
Address: 123 W. Birch Ave. Ste. 104
Type of Approval: Certificate of No Effect
Approval Date: April 7, 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. 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	**Application to Heritage Preservation for a Certificate within an Overlay**	File Number

Property Owner(s)	Title	Phone	Email
MOAR Properties LLC	Owner		

Mailing Address	City, State, Zip
123 W Birch #104	Flagstaff Arizona 86001

Applicant	Title	Phone	Email
Grady Young	Owner	602-230-6277	gyoung@securitytitle.com

Mailing Address	City, State, Zip
123 W Birch #104 Flagstaff Arizona	86001

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Grady Young Owner

Site Address	City, State, Zip
123 W Birch #104	Flagstaff Arizona 86001

Project Name
Security Title Agency

Parcel Number(s)	Zoning District(s), including Overlays
100-190014B	Railroad Addition Historic District

Property Information:

- ☐ Yes ☒ No — Listed individually on the National or Arizona Register of Historic Places? (Name: OUTSIDE OF THE RAILROAD ADDITION HISTORIC DISTRICT)
- ☐ Yes ☒ No — Located in a National Register Historic District? (Name: RAILROAD ADDITION)
- ☐ Yes ☒ No — Is a structure on the property considered contributing to the District?
- ☒ Yes ☐ No — Located in a Historic or Landmark Overlay? (Name: DOWN TOWN HISTORIC)
- ☒ 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:	Applicant Signature:	Date:
Docusigned by: Scott Baugh	1/26/26		1/16/26

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **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

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
Provide Two (2) Lexan Sign FAces on the existing Monument sign and Rear of Building. Door Graphics and One (1) HDU Sandblasted on the Store Frontage.

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code
Sign made of high quality material 3 dimension texture with proper scaling (using HDU Sandblasted signage. High Qulaity Lexan Sign Faces.

Insert additional pages if necessary

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

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: 1962

Describe Previous Major Alterations (Include dates and changes of use):

The Canopies were replaced in 2025 per City of Flagstaff records.

Describe the Significance of the Resource (In terms of A. or B., and C., above):

It is outside of the Railroad Addition Historic District and was constructed outside the period of significacnce for that district. There are no known significant historic associations.

Source(s) of Information Used:

City of Flagstaff - Comprehensive and Neighborhood planning

Describe the Level of Integrity of the Resource (Existing and proposed):

N/A

Name: Security Title Agency

Date: 02.23.2026

INV #: 00000

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Lexan Signface / Qty. [x2]

Single Sided Lexan Signface with one color blue translucent vinyl graphics.

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Color: ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000

Notes: In place over "Ecollectix"

A

Name: Security Title Agency

Date: 02.23.2026

INV #: 00000

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

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☐ DONE ☐ R4I

Signature Date

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Notes: In place over "Ecollectix"

A

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2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Name: Security Title Agency

Date: 02.23.2026

INV #: 00000

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
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PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Sandblasted HDU Sign / Qty. [x1]

Sandblasted HDU Sign. Wood grain finish. White raised lettering. Blue recessed. Security Title Agency will be frisket painted.

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Color: PMS 0000 PMS 0000 PMS 0000 PMS 0000

Notes: Location: Above Entrance

B

Name: Security Title Agency

Date: 02.23.2026

INV #: 00000

Rev #: 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Revise and Proof Again

Signature

Date

SIGN SPECS

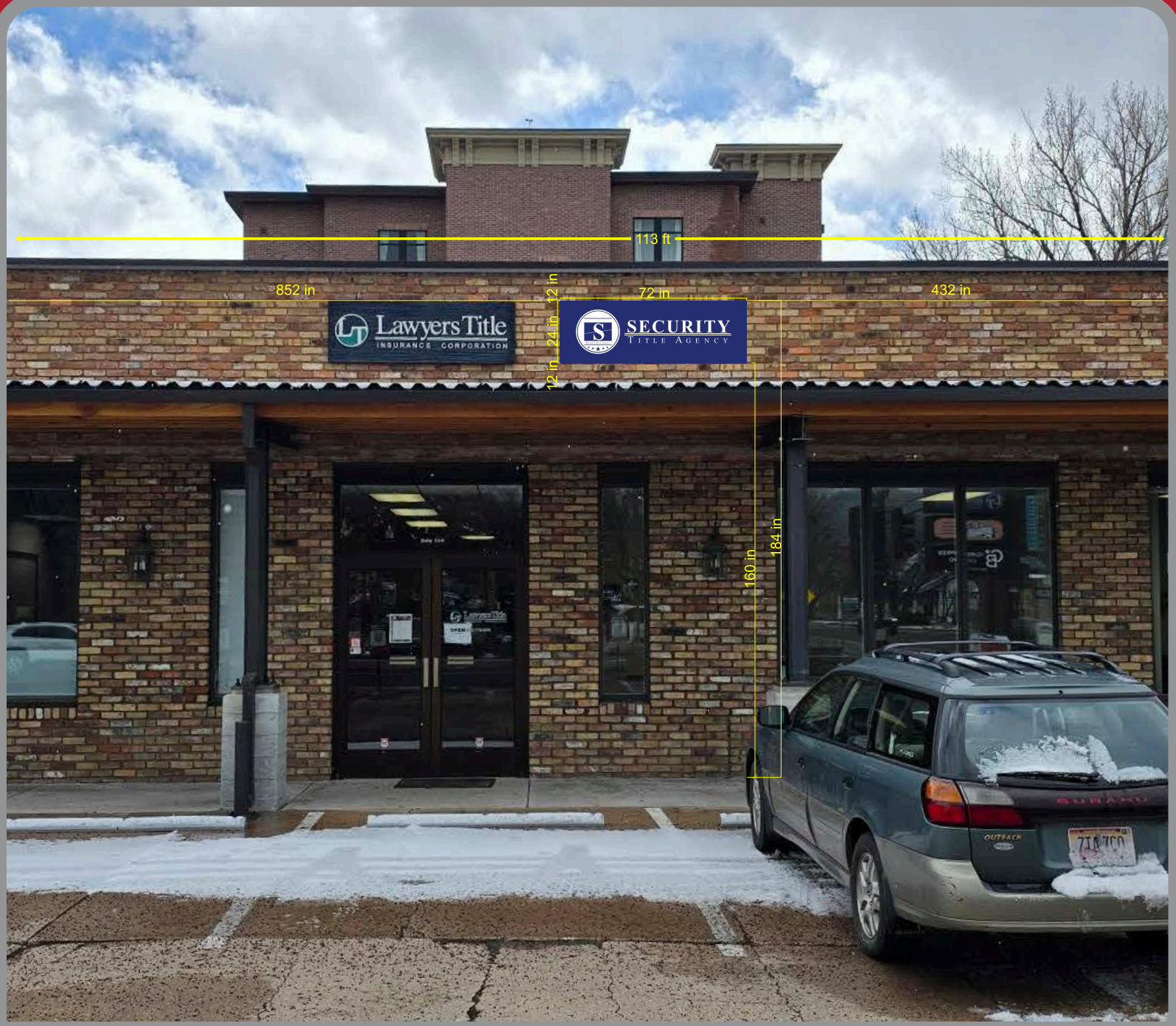
- ☐ Radius Corners ____ in.
- ☐ Holes Punched
  - ☐ Center Top & Bottom
  - ☐ All Four Corners
- ☐ Hems ☐ Grommets

PRODUCTION STAGES

- ☐ Design ☐ Material
- ☐ Printed / Cut
- ☐ Production ☐ Install

☐ DONE ☐ R4I

Signature Date



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Color:

PMS 0000	PMS 0000	PMS 0000	PMS 0000

Notes: Location: Above Entrance

B

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Flagstaff, AZ 86004

Phone: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

Heritage Preservation Commission 8. A. 3.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

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

---

PROPERTY INFO:

Permit Number(s): PZ-25-00087-03
Address: 4200 S. Lake Mary Road
Type of Approval: Phase 1 Cultural Resource Study
Approval Date: April 20, 2026

FINDINGS:

The updated Phase 1 Cultural Resource Study for the Hidden Haven Estates Subdivision was reviewed by the Heritage Preservation Officer and was determined to have met the conditions for resubmittal.

INFORMATION:

The Heritage Preservation Commission approved the Phase 1 Cultural Resource Study for the Hidden Haven Estates Subdivision on April 15, 2026,, with conditions to make changes to the study and resubmit to the Heritage Preservation Officer to approve changes made to the study administratively. The conditions were for all references to the buildings as Isolated Occurences (IO) in the Cultural Resources Inventory be globally changed or removed, leaving building evaluations only in the Built Environment Evaluation in the final submission and that the final submission be made a searchable document. Maps from the attached Appendix A of the Cultural Resource Inventory and Appendix B of the Built Environment Evaluation have been redacted to prevent disclosure of confidential site information.

Attachments

Final Phase 1 Cultural Resource Study

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 17, 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 UTMs: 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: 22

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-two 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

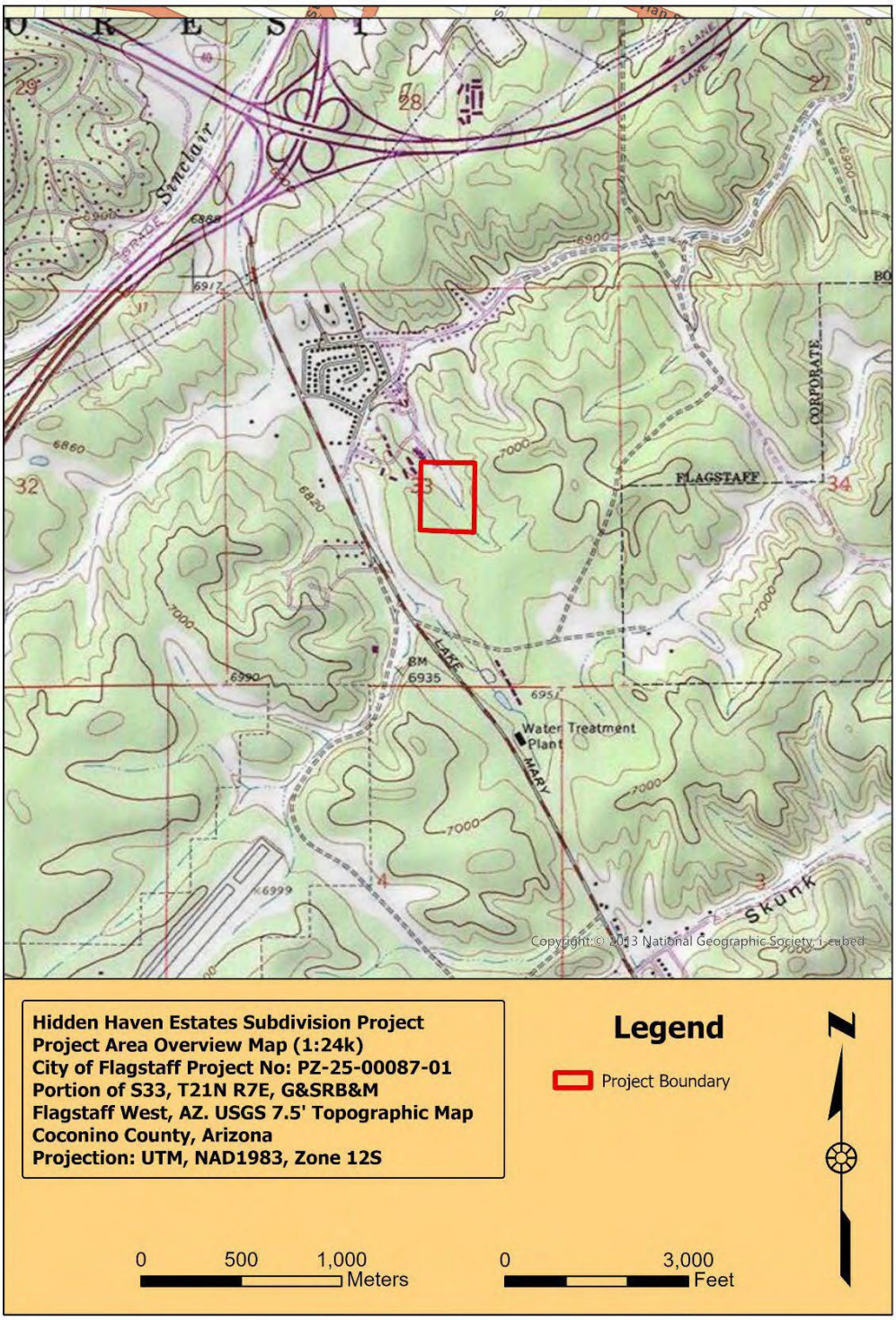

Figure 2
Project location overview map (1:24k) for the Hidden Haven Estates Subdivision Project**.**

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 0r 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 19th 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 18th 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 19th 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-two 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-two 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 buy the original recorders.

Isolated Occurrences (IOs)

A total of twenty-two IOs were recorded during the pedestrian survey (IO1 – IO22, 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.

IO No.	Description	Dimensions
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	Concrete pad, (circa ~ 1930 – 1970 AD) (Figure 18)	~ 12 X 10'
17	Pile of concrete, limestone, single dump episode (Figure 19)	~ 10' diameter
18	Axe/saw cut stumps in small area (Figure 20)	~ 50' diameter area
19	Historic/modern rock lined trail example, there are several of these around the cabins which were not recorded/mapped (Figure 22)	NA
20	Yellow/orange chert tested cobble, heavily weathered (Figure 22)	8.5 X 6.5 X 4.7 cm
21	Well head, poured concrete around a 6" diameter metal pipe (Figure 23)	6" diameter pipe
22	Historic Chevrolet truck bed converted into a trailer (Figure 24, 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
Concrete pad (IO16), view northeast.

Figure 19
Rock pile (IO17), view west.

Figure 20
Axe/saw cut stumps (IO18), view northeast.

Figure 21
Modern/Historic rock-lined trail (IO19), view southeast.

Figure 22
Tested cobble (IO20).

Figure 23
Well head (IO21), view oblique north (scale is 6 inches).

Figure 24
Truck bed trailer (IO22), view northwest.

RESOURCE SYNTHESIS

The cultural resources pedestrian survey of the APE revealed no archaeological sites and twenty-two 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-two 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 22 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 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 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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Appendix A

Background Review Maps

Survey Results Maps

UTMs

Table 6

UTMs for IOs for the Hidden Haven Estates Subdivision Project.

IO No:	Easting	Northing	Elevation (ft)
1	440299	3890923	6973
2	440309	3890928	6973
3	440312	3890903	6971
4	440335	3890904	6983
5	440303	3890855	6952
6	440362	3890791	6976
7	440346	3890784	6963
8	440300	3890720	6975
9	440312	3890722	6980
10	440361	3890712	6971
11	440367	3890687	6974
12	440358	3890885	6969
13	440270	3890795	6958
14	440226	3890844	6954
15	440262	3890737	6962
16	440202	3890799	6970
17	440206	3890796	6970
18	440194	3890803	6970
19	440209	3890787	6970
20	440212	3890790	6970
21	440209	3890799	6970
22	440166	3890848	6962

Additional IO Photographs

Figure 28
Table saw, jig saw, planer combination (IO9), view north.

Figure 29
Table saw, jig saw, planer combination (IO9), view east.

Figure 30
Table saw, jig saw, planer combination (IO9), view west.

Figure 31
Trailer overview (IO22), view north.

Figure 32
Trailer gate details (IO22), view west.

Figure 33
Trailer bed details (IO22), view south

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 17, 2026

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

Report No.: 26-013

Prepared By:
Alan L. Bartholomew, M.A., RPA
Colin Recksieck, M.B.A

Lithos Paleontology and Cultural Resource Consultants, LLC
700 N Colorado Blvd Suite 188
Denver, Colorado 80206
(716) 261-6461

Prepared For:
ETD, Inc.
1120 W University Ave #200
Flagstaff, AZ 86001

AND

Hidden Haven Estates Subdivision
Brian & Mary Bostwick

Agency:
City of Flagstaff
Heritage Department

April 17, 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)

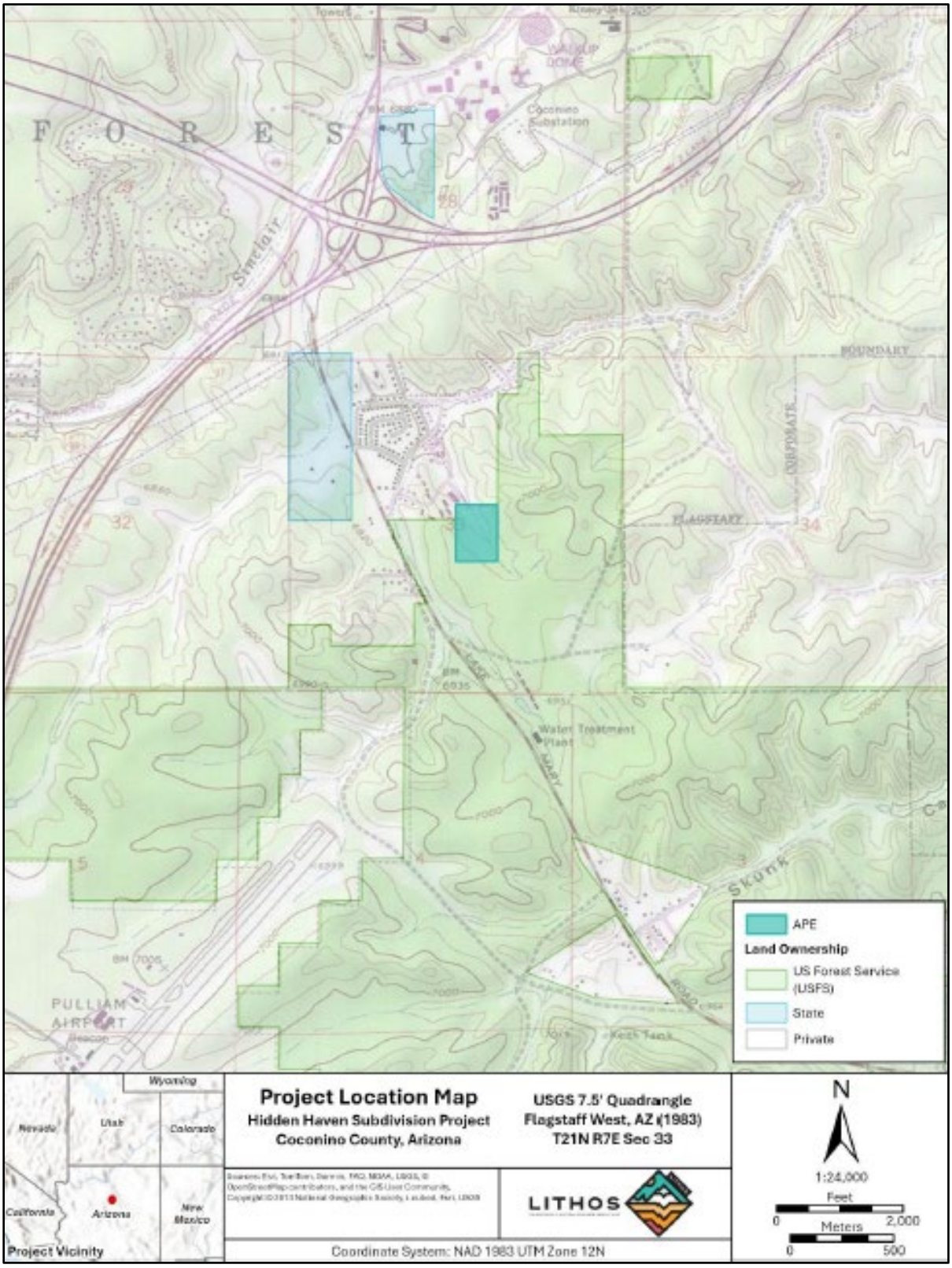

Figure 1-2. General Project Area Map

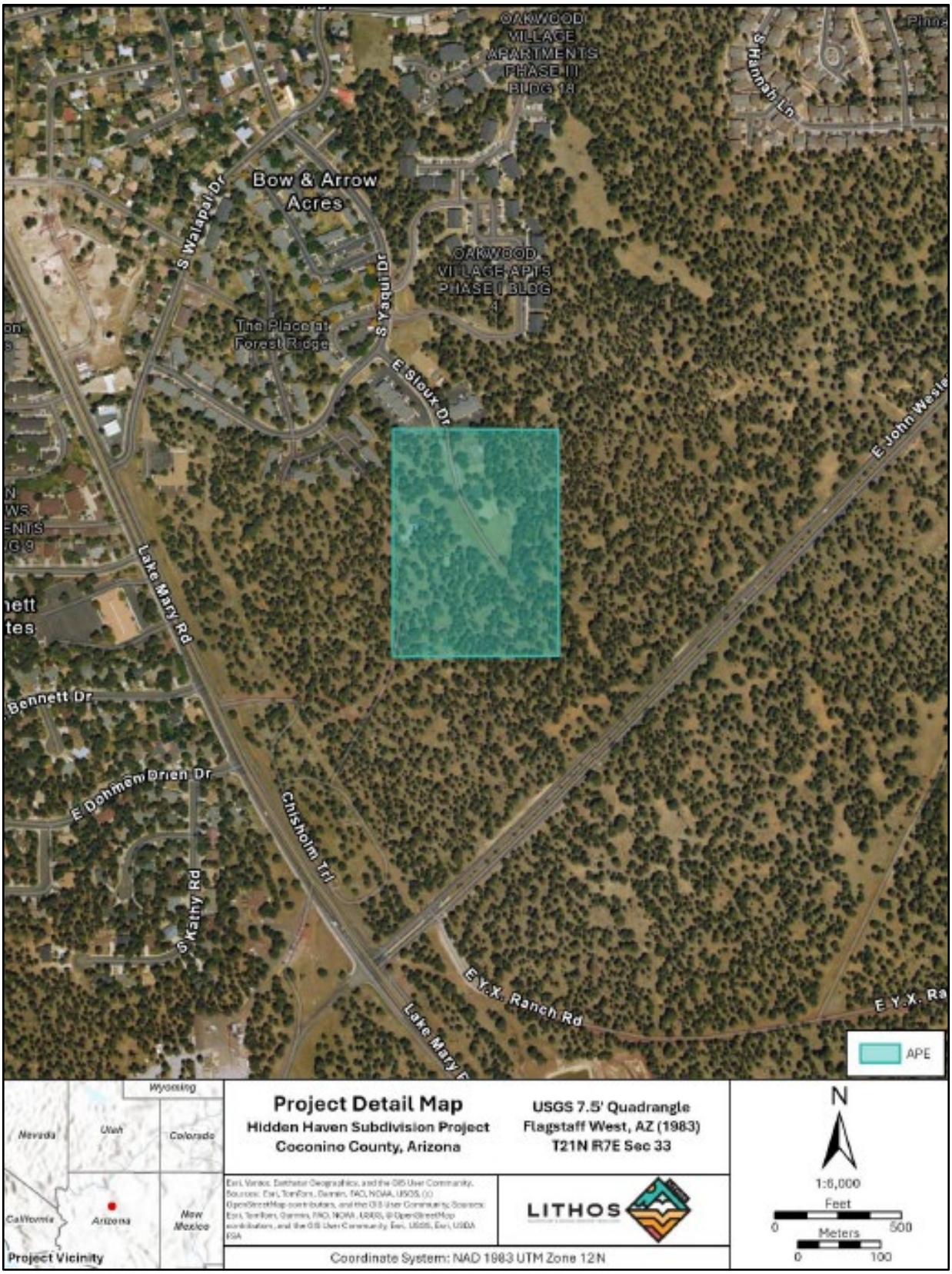

Figure 1-3. General Project Area Map (1:24K)

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 WANEKS PRIOR TO 1975

Year	Directory	Listing Name	Address	Phone Number
City of Flagstaff Directories				
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

1961	City Directory	Wanek Ray C clthng	6134N13Pl	279 - 7544
1963	City Directory	Wanek Ray C clthng	6134N13Pl	279 - 7544

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

1963	City Directory	6134 Minn Wooln Co Dist R C Wanek CLOTHING	6134 N 13th Pl	2797544

* '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 aallable -- Full or parttime franchise, man or woman, for Minnesota Fashion Wagon clothing line. Established customers are ready to see the New Golden Anniversery 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).

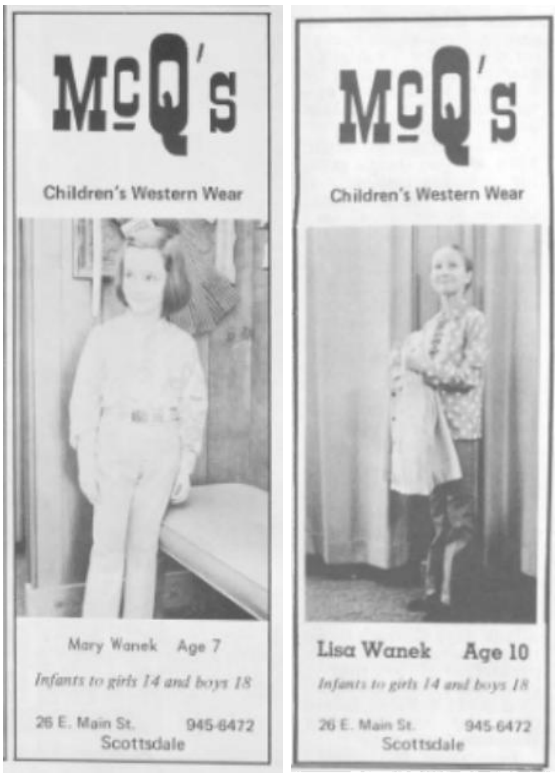

Figure 3-2 Advertisements From Arizona Living: Scottsdale Weekly Magazine Depicting Two of the Wanek's Children

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

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

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

Table Heading	Table Heading	Table Heading	Table Heading
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

Cabin 2	Single level, 2 bedrooms, 1 bathroom, wood grain plank flooring, wood stove.	608	1962
Cabin 3	Single level, 2 bedrooms, 1 bathroom, ramped walkway, wood stove.	550	1966
Cabin 5	"Honeymoon Cabin", single level, 1 bedroom, 1 bathroom, "reading room" off bedroom, wood stove.	572	1955
Cabin 6	A-frame, downstairs bedroom and bathroom, wood stove, loft with bedroom.	524	1971
Cabin 7	A-frame, downstairs bedroom and bathroom, wood stove, loft with bedroom.	524	1971
Cabin 8	A-frame, downstairs bedroom and bathroom, wood stove, enclosed loft with bedroom.	524	1971
Cabin 9	A-frame, downstairs bedroom and bathroom, wood stove, loft with bedroom, knotty pine tongue and groove throughout.	524	1971
Cabin 10	A-frame, 2 downstairs bedrooms and bathroom, wood stove, loft with bedroom, knotty pine tongue and groove throughout.	572	1971
Cabin 11	A-frame, 2 downstairs bedrooms and bathroom, wood stove, loft with bedroom.	572	1971
Cabin 13	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
Cabin 16	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
Cabin 19	A-frame with loft sleeping only, knotty pine tongue and groove, kitchen, bathroom, living room with wood burning stove.	372	1955
Small Cabin	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.

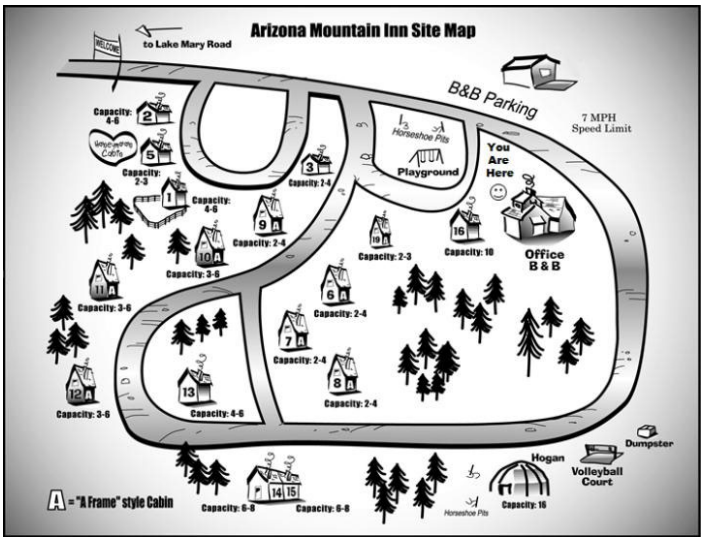

Figure 5-1. Stylized Map of the PA from the Arizona Mountain Inn and Cabins Website (2026)

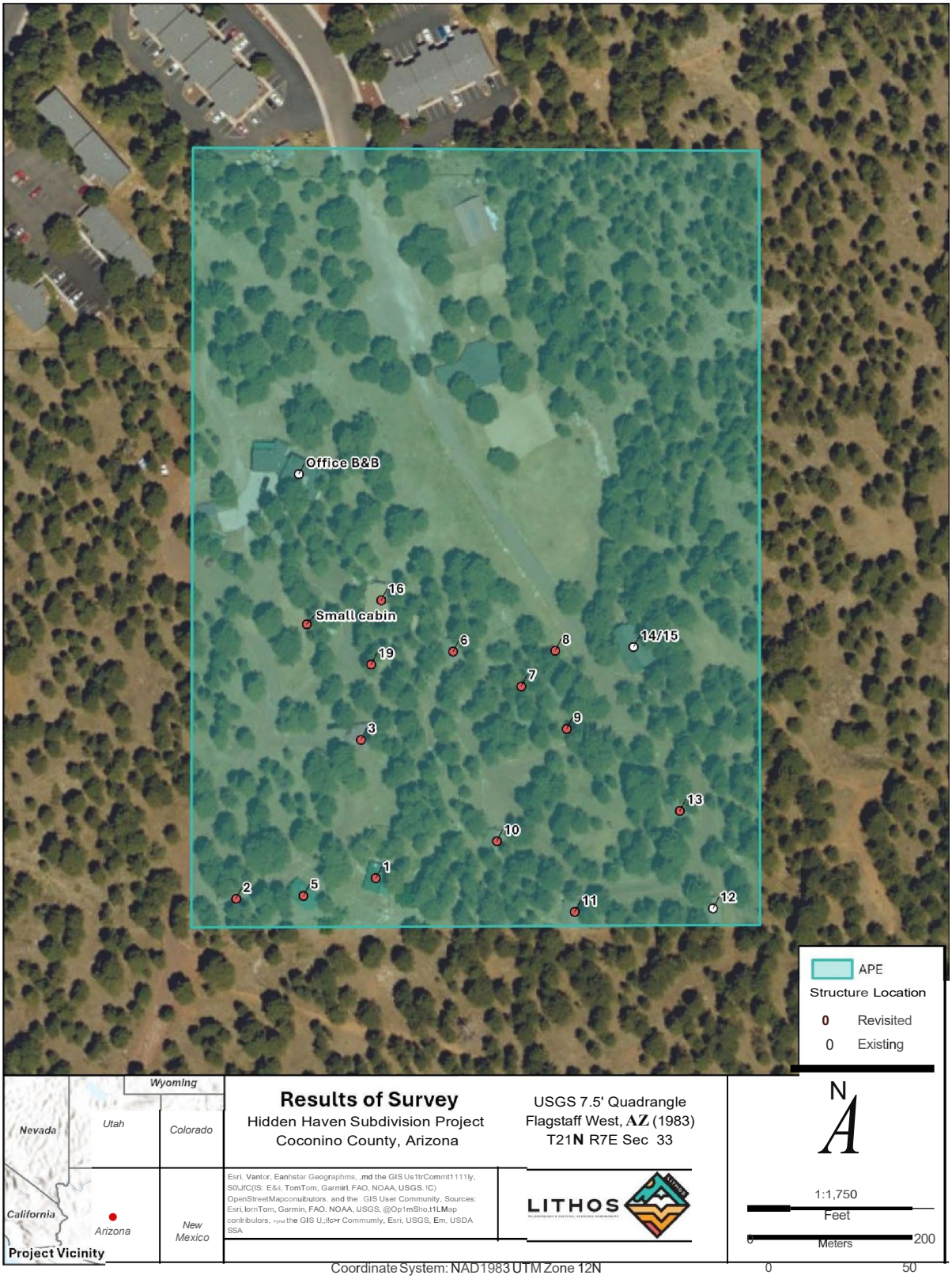

Figure 5-2. Map of Structures Discussed in the BE

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 "Eeeeee…"
(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

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 Fores 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 or 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-Various 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.

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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.

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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.

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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.

2014 Class I Archaeological Records Review for a Proposed Development on the Russell Ranch near Goodyear, Maricopa County, Arizona. SWCA Environmental Consultants.

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 Saguaros 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.

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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.

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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.

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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.

2000 Archaeological Reconnaissance and Site Revisits at Colter Bay, and Portions of the Eastern Shore of Jackson 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 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.

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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.

2009 Class III Archaeological Survey for the Construction of a Permanganate Feed System near the RL Sherard Water Treatment Plant, Laramie County, Wyoming.

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2009 Class III Archaeological Survey for Phase II Well Rehabilitation of Bell #6 and State #1, Laramie County, Wyoming. Prepared for Cheyenne Board of Public Utilities. Report on file: Wyoming State Historic Preservation Office, Laramie, Wyoming.

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1997 Immigrant Spring Seismograph Project Report: Wind River Cultural Resources Protection Program, University of Wyoming. Report on file: University of Wyoming, Department of Anthropology, Laramie, Wyoming.

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.

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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.

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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.

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Wyoming, Department of Anthropology, Laramie, Wyoming.

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Bartholomew, Alan L., and Adrienne Tremblay

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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.

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2018 A Cultural Resources Inventory of 33 Miles of Geophysical Line near Florence Junction, Pinal County, Arizona. Westland Resources.

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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.

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2011 Thirteenth Annual Report of Historic Properties at the Phoenix-Mesa Gateway Airport, Mesa, Arizona. SWCA Project No. 22325. SWCA Environmental Consultants.

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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.

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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.

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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 ARCHEOLOGIST

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

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

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

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

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 COUTY, 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

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.

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 Historial (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.

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

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.

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.

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,

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 "Eeeeee…"
(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.

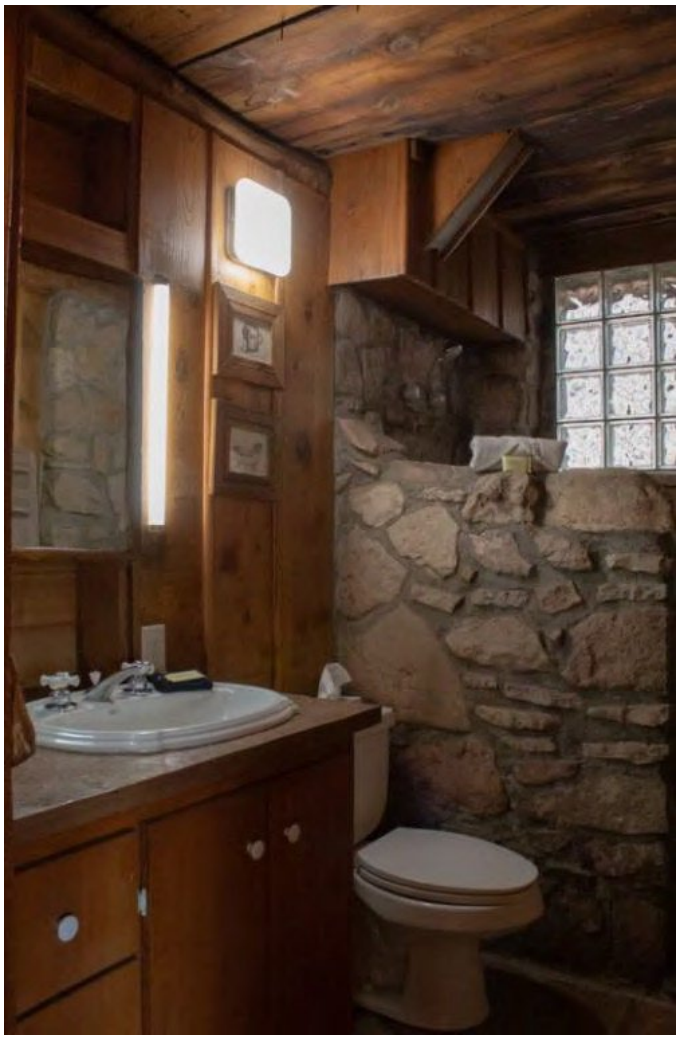
Cabin One interior from website.

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.

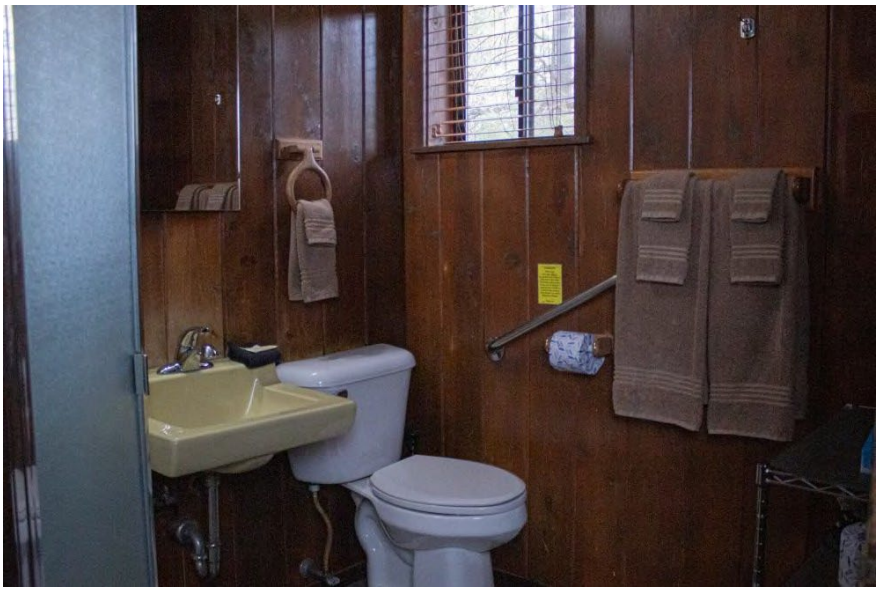
Cabin Three interior from website.

Cabin Three interior from website.

Cabin Three interior from website.

Cabin Three interior from website.

Cabin Three interior from website.

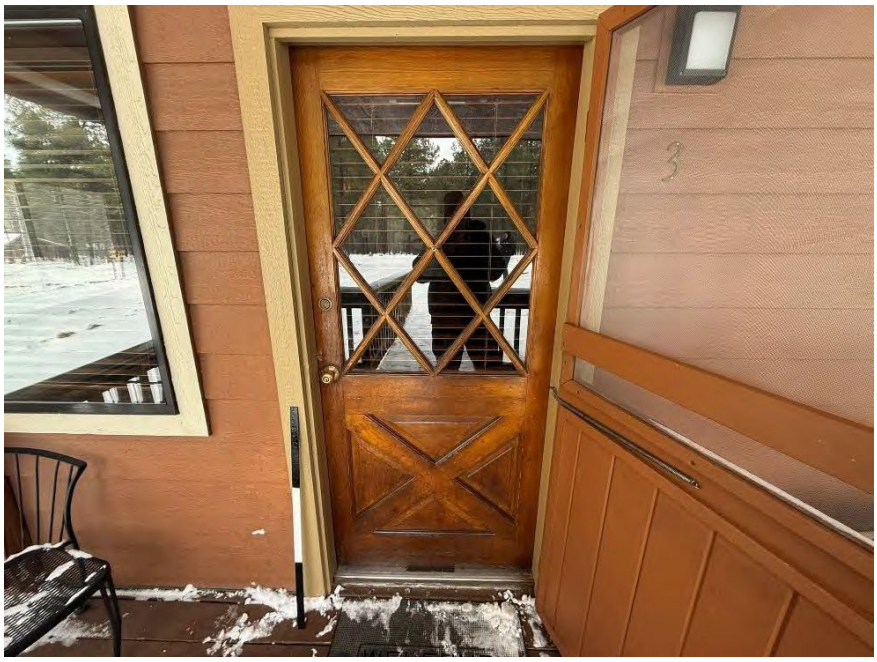


Cabin Three interior from website.

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.

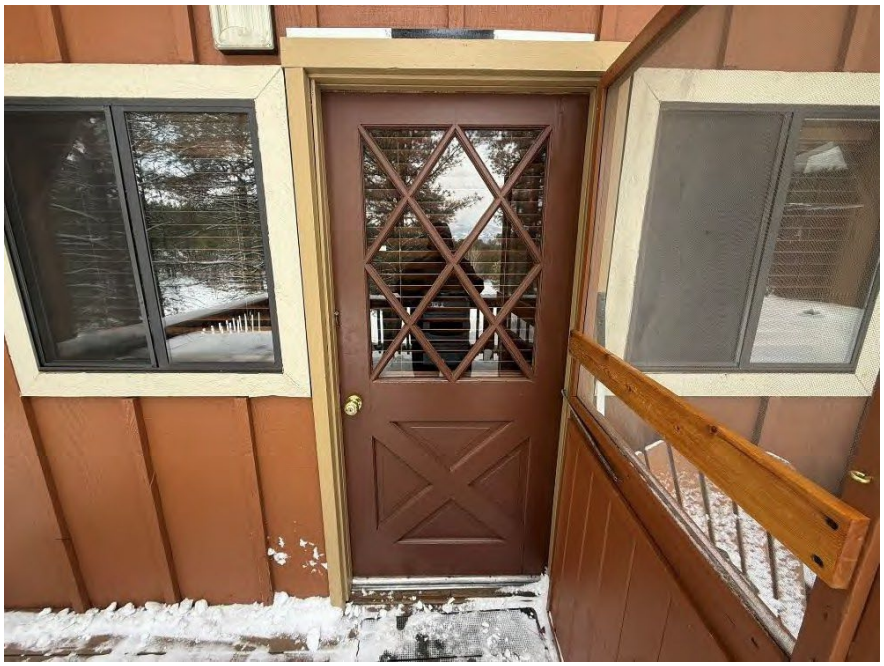
Cabin Six interior from website.

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.

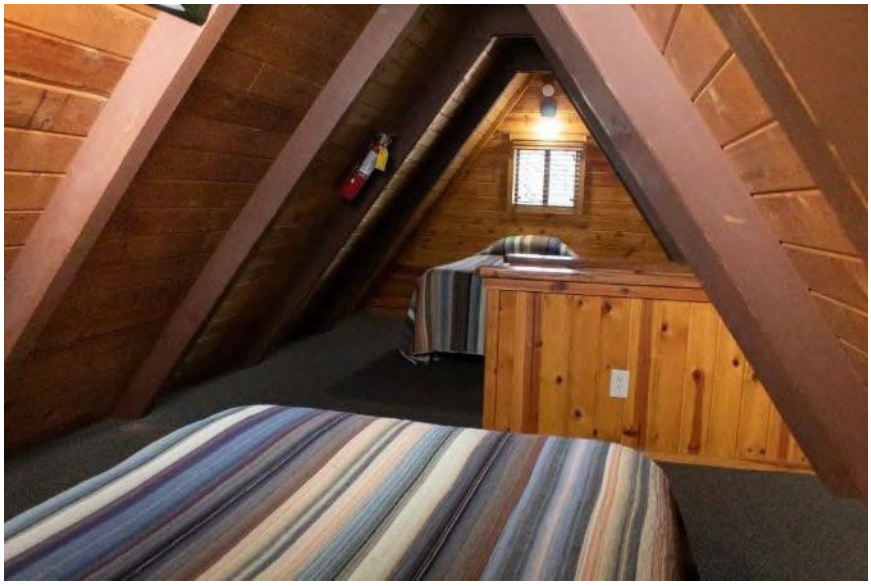
Cabin Eight interior from website.

Cabin Eight interior from website.

Cabin Eight interior from website.

Cabin Eight interior from website.

Cabin Eight interior from website.

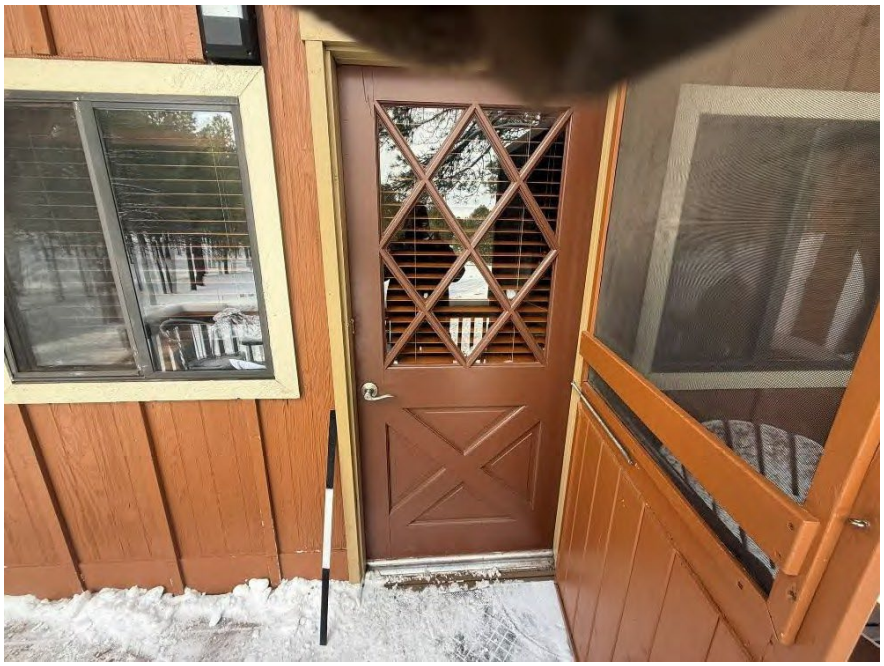


Cabin Eight interior from website.

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.

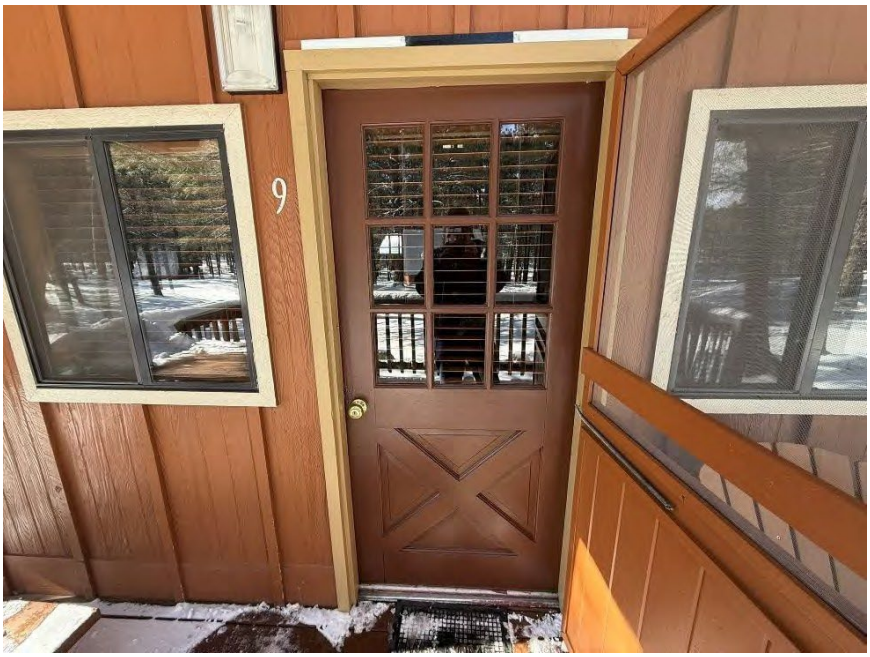
Cabin Nine interior from website.

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.

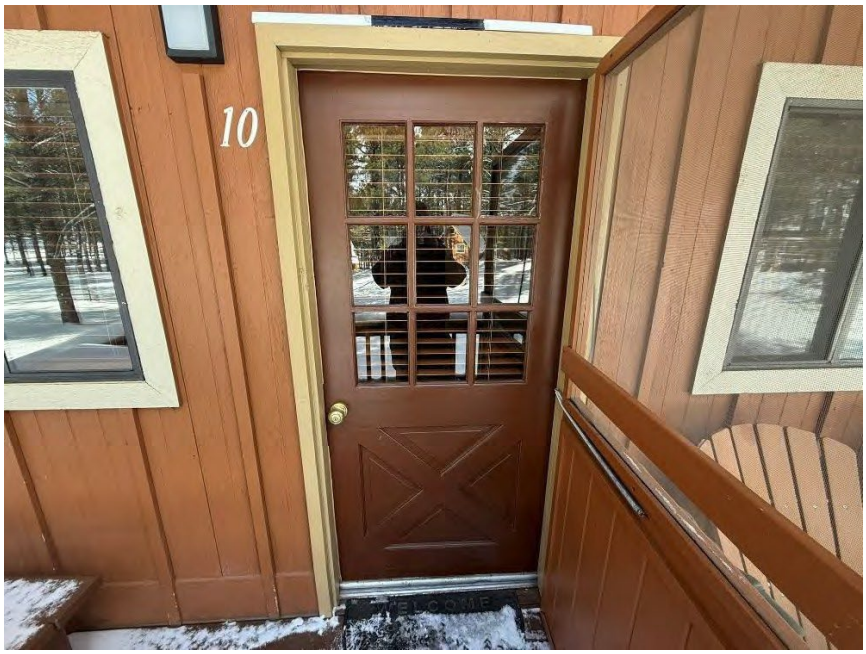
Cabin Ten interior from website.

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.

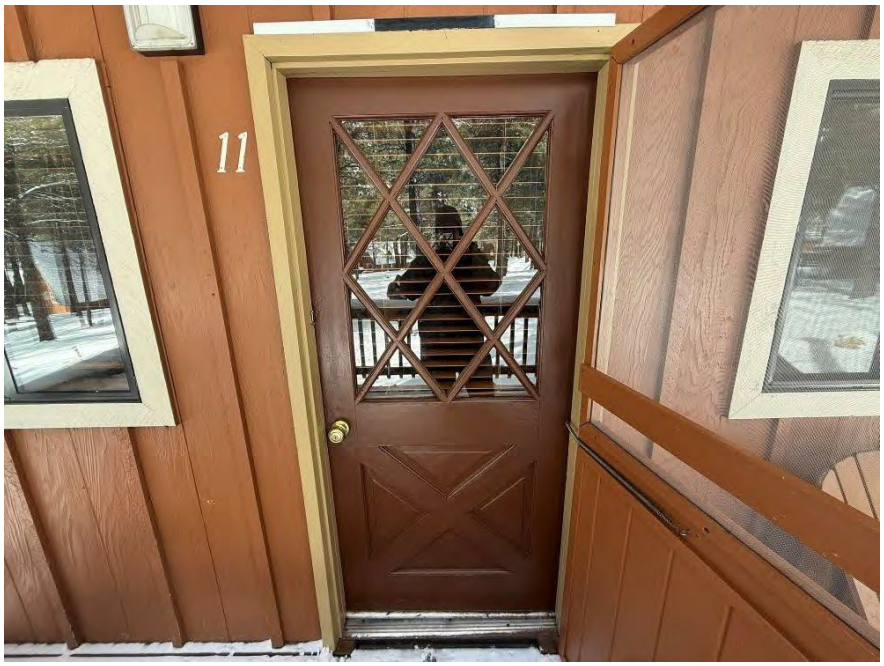
Cabin Eleven interior from website.

Cabin Eleven interior from website.

CABIN ELEVEN FIELD PHOTOGRAPHS

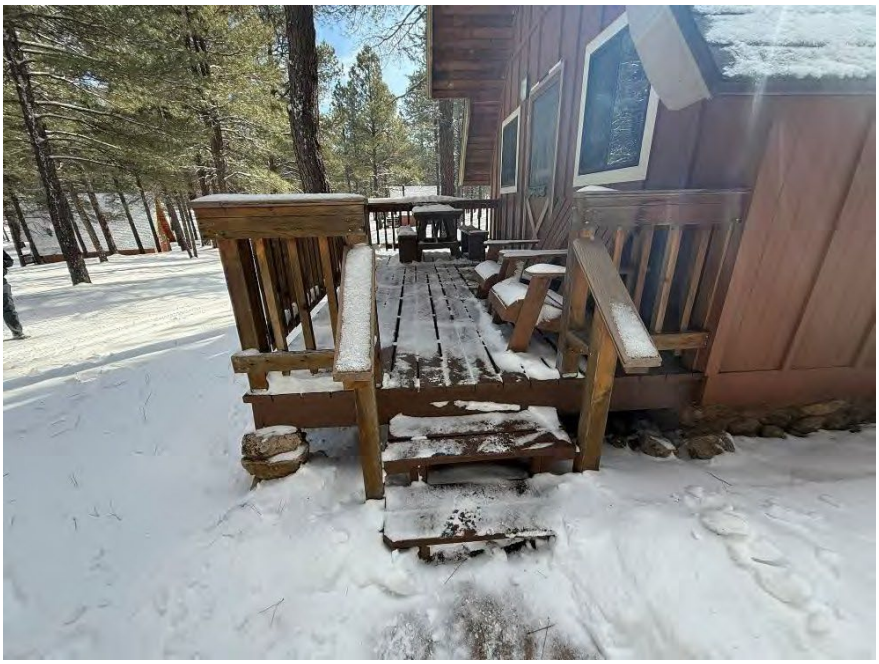
Overview, north wall and deck of Cabin Eleven, view south.

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 cabin 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.

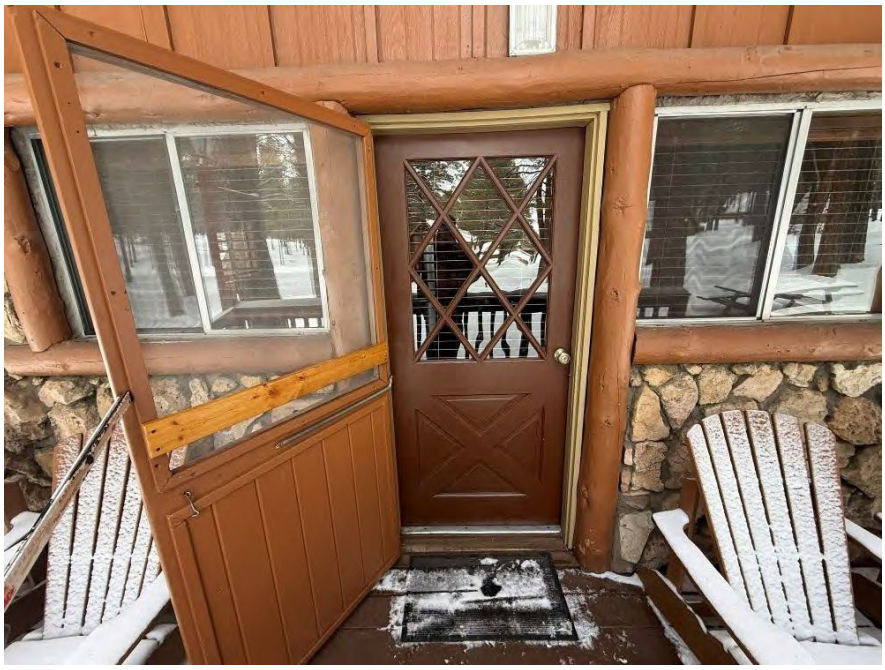
Cabin Thirteen interior from website.

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 8. A. 4.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 410 W. Cherry Ave. Certificate of No Effect

PROPERTY INFO:

Permit Number(s): PZ-26-00068
Address: 410 W. Cherry Ave.
Type of Approval: Certificate of No Effect
Approval Date: April 29, 2026

FINDINGS:

The Certificate of No Effect application for re-roofing was reviewed and approved by the Heritage Preservation Officer. Re-roofing is considered a minor alteration that has a limited impact in relation to the total cultural resource.

INFORMATION:

The project proposes to remove and replace roofing in-kind on the garage building. The garage building was constructed ca. 1960 and is located within the Townsite Historic Overlay Zone. The property is outside of the boundaries of the Flagstaff Townsite Historic Residential District (please note that the attached application mistakenly noted that it is within the district). The proposed project was determined to meet the criteria for a Certificate of No Effect.

Attachments

Certificate of No Effect 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-C

Date Received	**Application to Heritage Preservation for a Certificate within an Overlay**	File Number

Property Owner(s)	Title	Phone	Email
MR. JIM ELLIS	OWNER	(928) 607-2032	NONE

Mailing Address	City, State, Zip
410 W. CHERRY AVE.	FLAGSTAFF, AZ 86001

Applicant	Title	Phone	Email
MTN. COUNTRY BUILDERS	OWNER	(928) 699-1647	randysealovere@gmail.com

Mailing Address	City, State, Zip
1798 W. UNIVERSITY HEIGHTS DR. SO.	FLAGSTAFF, AZ 86005

Property Interest of Applicant(s) (Owner) contractual interest, or agent)

Site Address	City, State, Zip
410 W. CHERRY AVE.	FLAGSTAFF, AZ 86001

Project Name
ELLIS GARAGE RE-ROOF

Parcel Number(s)	Zoning District(s), including Overlays
100-8-2, 4A	FLAGSTAFF TOWNSITE HISTORIC RESIDENTIAL DISTRICT

Property Information:

- ☐ Yes ☒ No — Listed individually on the National or Arizona Register of Historic Places? (Name:)
- ☒ Yes ☐ No — Located in a National Register Historic District? (Name: SEE ABOVE)
- ☒ 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:	Applicant Signature:	Date:
James Ellis	4/28/2026	Randall A. Sealovero	4/28/2026

For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: _____ **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

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

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: HOUSE 1910-1916/GARAGE 1960's

Describe Previous Major Alterations (Include dates and changes of use):

NONE ON GARAGE/STORAGE ROOM

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):

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

HPC-C

Project Description

RE-ROOF EXISTING (2) STORY GARAGE / STORAGE ROOM. NEWLY INSTALLED SHINGLES WILL MATCH COLOR OF OTHER BUILDINGS ON PROPERTY. SHINGLES TO BE CERTAINTEED "LANDMARK PRO" COLOR TO BE "MAX DEF BURNT SIENNA"

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

NEW SHINGLES TO MATCH EXISTING COLOR OF OTHER STRUCTURES ON PROPERTY. LET IT BE KNOWN THAT NEWLY SHINGLED ROOF IS NOT VISIBLE FROM GROUND LEVEL.

Insert additional pages if necessary

SHORT FORM

SHPO INVENTORY NO.____

ARIZONA BUILDING INVENTORY "SHORT FORM"

SURVEY AREA NAME: Flagstaff Multiple Resource Area

HISTORIC NAME: house/building

ADDRESS/LOCATION: 410 W. Cherry/414 W. Cherry

CITY/TOWN: Flagstaff

TAX PARCEL NUMBER: 100-8-2, 4A

OWNER:

OWNER ADDRESS:

HISTORIC USE: residence

PRESENT USE: residence/commercial

BUILDING TYPE: house/commercial

STYLE: N/A - Bungalow

CONSTRUCTION DATE: 1910-1916/post historic

BRIEF DESCRIPTIVE STATEMENT:

1 story/wood frame - stone

ALTERATIONS:

Modifications to perimeter of building and fenestrations.

CONTEXT:

RESIDENTIAL STREETSCAPE X

COMMERCIAL

TOWN SQUARE

CBD

ISOLATED/RURAL

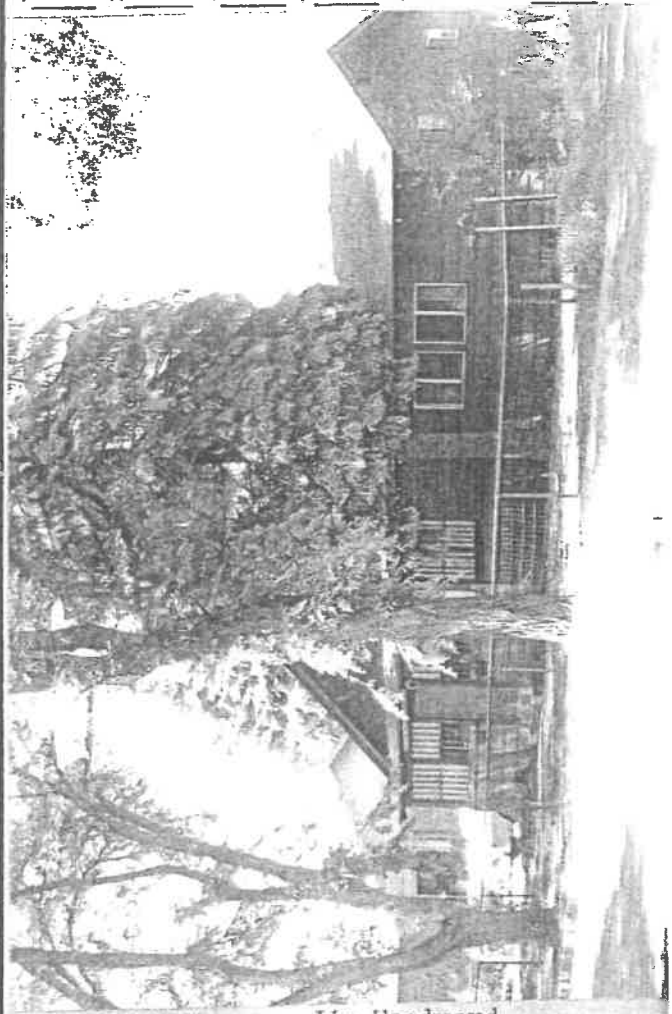
SURVEYOR: Jim Woodward

DATE: June 1985

COUNTY: Coconino SURVEY SITE: 4-28

USGS QUAD:

T___ R___ S___ /___ ¼ OF THE ___ ¼



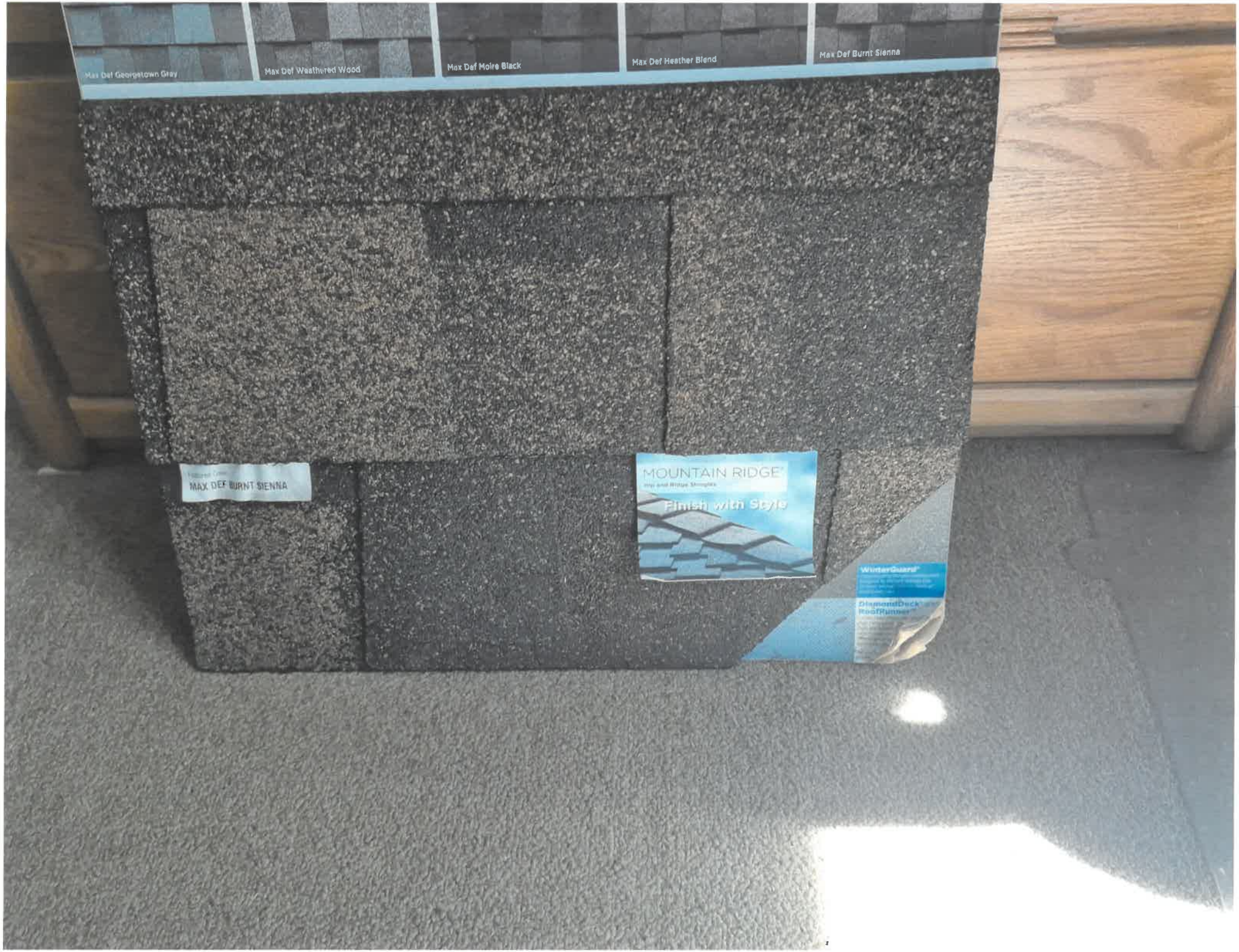
PHOTOGRAPHER: Jim Woodward

DATE: 6/85 VIEW: N

NEGATIVE NUMBER: FMRA- 5-15

SKETCH MAP:

SEE ATTACHED SURVEY MAP


Max Def Georgetown Gray
Max Def Weathered Wood
Max Def Moire Black
Max Def Heather Blend
Max Def Burnt Sienna
MAX DEF BURNT SIENNA
MOUNTAIN RIDGE
Finish with Style
WinterGuard

Heritage Preservation Commission 8. A. 5.

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: 520 S. Riordan Ranch St. Letter Report Cultural Resource Study

PROPERTY INFO:

Permit Number(s): PZ-19-00207-03
Address: 520 S. Riordan Ranch St.
Type of Approval: Letter Report Cultural Resource Study
Approval Date: May 5, 2026

FINDINGS:

Report revisions reviewed and approved by the Heritage Preservation Officer. The Holy Trinity Newman Center building located at 520 S. Riordan Ranch St. was found not to be eligible for listing on the Flagstaff Register of Historic Places due to a lack of significance.

INFORMATION:

Historic Resources Group, Inc. conducted a Letter Report Cultural Resource Study of the Holy Trinity Newman Center building located at 520 S. Riordan Ranch St. ahead of the proposed demolition of the building. The building had not been previously studied and is not located within a historic district or historic overlay zone. The Letter Report was initially submitted for review by former Heritage Preservation Officer Mark Reavis in 2021. His conditions of approval for resubmittal of the Letter Report are included as an attachment, along with the applicant's response to comments and the revised report. The revisions and supplemental information provided were deemed to meet the previous conditions of approval for resubmittal.

Attachments

HPC-CRS Application
Proof of Ownership
Letter Report CRS
Response to Comments

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

Date Received	Application to Heritage Preservation for a Cultural Resource Study	File Number

Property Owner(s)	Title	Phone	Email
Roman Catholic Diocese of Phoenix,	Father Matt Lowry	(928)779-2903	frmatt@CatholicJacks.org

Mailing Address	City, State, Zip
520 S Riordan Ranch St.	Flagstaff, AZ, 86001

Applicant	Title	Phone	Email
Clark Architects Collaborative, Kevin Clark, Jennifer Felton		(402)672-2057	jennifer@clark-architects.com

Mailing Address	City, State, Zip
3330 Woods Avenue	Lincoln, NE, 68510

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Agent / architect

Site Address	City, State, Zip
520 W Riordan Rd	Flagstaff, AZ, 86001

Project Name
Holy Trinity Newman Center

Parcel Number(s)	Zoning District(s), including Overlays
103-04-006D	Highway Commercial (HC)

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.

Property Owner Signature:	Date:	Applicant Signature:	Date:
Rev Matt J Lowry	4/23/26		4/24/2026

For City Use

Date Filed:_____ **HPC Hearing Date:**_____

Fee Receipt #:_____ **Amount:**_____ **Date:**_____

Action by HPC:

- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial:_____ **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. 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

Description of the need for the Resource Study (i.e, demolition, alteration, grading, etc.)
The Resource Study is needed because the current building is proposed to be demolished to allow a new building to be built on the site. The existing center has served the community well for 60 years, but the needs and growing participation have increased beyond what the existing building can support.

Insert additional pages if necessary

RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY

Official Records of Coconino County 3704846
Patty Hansen - Recorder 10/20/2014 03:43:44 PM Pgs: 5
SIMPLIFILE LC E-RECORDING SW $9.00

WHEN RECORDED, MAIL TO:

The Roman Catholic Church of the
Diocese of Phoenix
ATTN: Loretta Garcia
400 East Monroe Street
Phoenix, AZ 85004-2336

SPECIAL WARRANTY DEED
(Original attached)

Originally recorded September 25, 2014, as Fee #3702854

Grantor: Bishop of The Roman Catholic Church of the Diocese of Phoenix, a corporation sole, which acquired title as Bishop of The Roman Catholic Church of the Diocese of Gallup, New Mexico, a corporation sole

Grantee: Holy Trinity Roman Catholic Newman Center Flagstaff, an Arizona non-profit corporation

****This document is being re-recorded to correct the legal description. The correct legal description is referenced in Exhibit "B" and is being attached hereto****

****DO NOT REMOVE****

****THIS IS NOW PART OF THE OFFICIAL RECORDING****

Chicago Title Insurance Company
Rev. 3-97

RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY

Official Records of Coconino County 3702854
Patty Hansen - Recorder 09/25/2014 04:13:51 PM Pgs: 3
SIMPLIFILE LC E-RECORDING D $9.00

RECORDING REQUESTED BY
Chicago Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

The Roman Catholic Church of the
Diocese of Phoenix
ATTN: Loretta Garcia
400 East Monroe Street
Phoenix, AZ 85004-2336

**COURTESY RECORDING
NO TITLE LIABILITY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

Bishop of The Roman Catholic Church of the Diocese of Phoenix, a corporation sole, which acquired title as Bishop of The Roman Catholic Church of the Diocese of Gallup, New Mexico, a corporation sole

conveys to

Holy Trinity Roman Catholic Newman Center Flagstaff, an Arizona non-profit corporation

the following real property situated in **Coconino** County, Arizona:

SEE ATTACHED EXHIBIT "A" Legal Description

ARS 11-1134 (B7)

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters above set forth..

Dated: August 29, 2014

Escrow No. C1405514-303-SF
Special Warranty Deed...Continued
Page 2 of 2

Grantor(s):

Bishop of The Roman Catholic Church of the Diocese of Phoenix, a corporation sole, which acquired title as Bishop of The Roman Catholic Church of the Diocese of Gallup, New Mexico, a corporation sole

Thomas J. Olmsted
Thomas Olmsted, Bishop

NOTARY ACKNOWLEDGEMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona
County of Maricopa } ss:

The foregoing document was acknowledged before me this 19 day of September 2014

by Thomas Olmsted

Loretta Garcia
Notary Public

My commission expires: 07-08-2015

(Seal)

LORETTA GARCIA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
July 8, 2015

Spwarr01

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

All that portion of the Northwest Quarter of Section 21, Township 21 North Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described by metes and bounds as follows:

Beginning at the center of said Section 21, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian;

run thence North 0 degrees 30 minutes West along the midsection line of said Section 21, a distance of 594.30 feet to a point;

run thence 61 degrees 13 minutes 19 seconds West a distance of 512.51 feet to a point on the Southeasterly right-of-way line of Prairie Dog Burrows;

run thence North 38 degrees 12 minutes East a distance of 84.01 feet to a point;

run thence North 46 degrees 20 minutes West a distance of 35.17 feet, to a point on the Northwesterly right-of-way line of Prairie Dog Burrows, which is the TRUE POINT OF BEGINNING;

run thence South 38 degrees 12 minutes West a distance of 310.27 feet to a point;

run thence North 54 degrees 58 minutes West a distance of 180.30 feet to a point;

run thence North 43 degrees 40 minutes East a distance of 335.94 feet to a point;

run thence South 46 degrees 20 minutes East a distance of 148.73 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

All that portion of the Northwest Quarter of Section 21, Township 21 North Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described by metes and bounds as follows:

Beginning at the center of said Section 21, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian;

run thence North 0 degrees 30 minutes West along the midsection line of said Section 21, a distance of 594.30 feet to a point;

run thence North 61 degrees 13 minutes 19 seconds West a distance of 512.51 feet to a point on the Southeasterly right-of-way line of Prairie Dog Burrows;

run thence North 38 degrees 12 minutes East a distance of 84.01 feet to a point;

run thence North 46 degrees 20 minutes West a distance of 35.17 feet, to a point on the Northwesterly right-of-way line of Prairie Dog Burrows, which is the TRUE POINT OF BEGINNING;

run thence South 38 degrees 12 minutes West a distance of 310.27 feet to a point;

run thence North 54 degrees 58 minutes West a distance of 180.30 feet to a point;

run thence North 43 degrees 40 minutes East a distance of 335.94 feet to a point;

run thence South 46 degrees 20 minutes East a distance of 148.73 feet to the TRUE POINT OF BEGINNING.

Commitment

File No.: LTN29503544
Property Address: 520 W Riordan Rd, Flagstaff, AZ 86001-6324

Title Officer: Steve Markison

Welcome to the new titleLOOK®!

titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

Click to view custom titleLOOK®

inHere®

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

Commonwealth
LAND TITLE INSURANCE COMPANY

Commitment Number:

LTN29503544

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Sandra Koury

Sandra Koury
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Steve Markison Chicago Title 8800 E Raintree Drive, Ste 230 Scottsdale, AZ 85260	Chicago Title 8800 E Raintree Drive, Ste 230 Scottsdale, AZ 85260 Main Phone: (480)998-9298 Order No.: CT303260091

Order Number: LTN29503544
Client Ref. No.:
Property Address: 520 W Riordan Rd, Flagstaff, AZ 86001-6324

SCHEDULE A

1. Commitment Date: March 9, 2026 at 07:30 AM
2. Policy to be issued:
   (a) ALTA Owner's Policy 2021
   Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

   Proposed Amount of Insurance: $100,000.00
   The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   Trinity Roman Catholic Holy and Center Flagstaff Newman, an Arizona non-profit corporation
5. The Land is described as follows:
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Order No.: LTN29503544

For APN/Parcel ID(s): R0061623
For Tax Map ID(s): Pm 103-04 and 103-04-006D

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

All that portion of the Northwest Quarter of Section 21, Township 21 North Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described by metes and bounds as follows:

Beginning at the center of said Section 21, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian;

Thence North 0 degrees 30 minutes West along the midsection line of said Section 21, a distance of 594.30 feet to a point;

Thence North 61 degrees 13 minutes 19 seconds West a distance of 512.51 feet to a point on the Southeasterly right-of-way line of Prairie Dog Burrows;

Thence North 38 degrees 12 minutes East a distance of 84.01 feet to a point;

Thence North 46 degrees 20 minutes West a distance of 35.17 feet, to a point on the Northwesterly right-of-way line of Prairie Dog Burrows, which is the TRUE POINT OF BEGINNING;

Thence South 38 degrees 12 minutes West a distance of 310.27 feet to a point;

Thence North 54 degrees 58 minutes West a distance of 180.30 feet to a point;

Thence North 43 degrees 40 minutes East a distance of 335.94 feet to a point;

Thence South 46 degrees 20 minutes East a distance of 148.73 feet to the TRUE POINT OF BEGINNING.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Compliance with Company policies relating to absentee owners, if applicable.

7. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

   Upon confirmation by the owner of no open Deeds of Trust or Mortgages encumbering the Land described herein, furnish the Company an owner's Affidavit of no open Deed of Trust(s).

9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

   Name of Corporation: Trinity Roman Catholic Holy and Center Flagstaff Newman, an Arizona non-profit corporation

   a) A Copy of the corporation By-laws and Articles of Incorporation

   b) An original or certified copy of a resolution authorizing the transaction contemplated herein

   c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART I - Requirements
(continued)

10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

11. Furnish for recordation a deed as set forth below:

Type of deed: Warranty Deed
Grantor(s): Trinity Roman Catholic Holy and Center Flagstaff Newman, an Arizona non-profit corporation
Grantee(s): Purchaser with contractual rights under a purchase agreement with the vested owner

Note: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

Tax Note:

Year:	2025
Tax Parcel No:	103-04-006D
Total Tax:	$0.00

A cursory search of the title does not indicate a right of way access to this property. In order to attempt to reduce the potentially vast number of properties that may need to be searched to determine the existence of such right, we require a map showing the physical route taken to and from the Land. No further search for access will be attempted until such map is received. Further, additional charges may be made to make the necessary examinations of property to determine access. However, no work that would incur additional charges shall be commenced without approval of the appropriate parties to this transaction. An exhaustive search of the surrounding properties does not guarantee the existence of insurable access even though the roads providing physical access to the property are maintained by a government entity. In the event this transaction is closed prior to a final determination of the existence of an insurable right of access, the following exception shall be placed in Schedule B of the policy:

“The lack of a right of access to and from the Land.”

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

2. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

3. An Ordinance No. 1983

   For: The Acquisition of Real Property for Flood Control and Redevelopment within the Rio De Flag Flood Control Project and the Flagstaff Redevelopment Area
   Recording Date: December 2, 1998
   Recording No: Docket 2179, page 463

4. Matters shown on record of survey:

   Recording No.: 3734635

5. Matters shown on record of survey:

   Recording No.: 3854614

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   Purpose: Utilities
   Recording Date: April 19, 2021
   Recording No: 3912376

7. Matters shown on record of survey:

   Recording No.: 3951871

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SCHEDULE B, PART II - Exceptions
(continued)

8. Notwithstanding the insuring clauses of the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the land.

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements;

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

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WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2026

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Device and Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Website Analytics. We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com, or call (888) 714-2710.

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Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

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Accessing and Correcting Information; Contact Us

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE

ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
   (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
   (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
   (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (06-17-2006)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
   (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
   (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
   (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

ATTACHMENT ONE
(CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ATTACHMENT ONE
(CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
(continued)

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Amount of Insurance shown in Schedule A or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1.00% of Amount of Insurance shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1.00% of Amount of Insurance shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1.00% of Amount of Insurance shown in Schedule A or $2,500.00 (whichever is less)	$5,000.00

COVERED RISKS 16, 18, 19 AND 21

16. Because of a violation existing at the Date of Policy of a State or Municipal subdivision law or State or Municipal subdivision regulation affecting the Land:
    a. You are unable to obtain a building permit from a Municipal authority;
    b. You are ordered by a State or Municipal authority to remove or remedy the violation; or
    c. someone else refuses to perform a contract to purchase the Land, lease the Land, or make a mortgage loan on the Land, based on that violation.

    The Amount of Insurance for Covered Risk 16 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
18. You are ordered by a State or Municipal authority to remove or remedy any portion of Your existing structures - other than boundary walls or fences - because any portion of Your existing structures was built without obtaining a building permit from the proper Municipal authority. The Amount of Insurance for Covered Risk 18 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
19. You are ordered by a State or Municipal authority to remove or remedy any portion of Your existing structures, because they violate an existing State or Municipal zoning law or State or Municipal zoning regulation. The Amount of Insurance for Covered Risk 19 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
21. You are forced to remove any portion of Your existing structures because they encroach onto Your neighbor's land. If the encroaching structures are boundary walls or fences, the Amount of Insurance for Covered Risk 21 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

ATTACHMENT ONE
(CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-2013)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$5,000.00

COVERED RISKS 16, 18, 19 AND 21

16. Because of an existing violation of a subdivision law or regulation affecting the Land:
    a. You are unable to obtain a building permit;
    b. You are ordered by a State or Municipal authority to remove or remedy the violation; or
    c. someone else has a legal right to, and does, refuse to perform a contract to purchase the Land, lease it or make a Mortgage loan on it.

    The amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
18. You are forced to remove or remedy Your existing structures, or any part of them - other than boundary walls or fences - because any portion was built without obtaining a building permit from the proper government office. The amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
19. You are forced to remove or remedy Your existing structures, or any part of them, because they violate an existing zoning law or zoning regulation. If You are required to remedy any portion of Your existing structures, the amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
21. You are forced to remove Your existing structures because they encroach onto Your neighbor's land. If the encroaching structures are boundary walls or fences, the amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

ATTACHMENT ONE
(CONTINUED)

Former ALTA RESIDENTIAL TITLE INSURANCE POLICY (06-01-1987)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
   - land use
   - improvements on the land
   - land division
   - environmental protection

   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

   This exclusion does not limit the zoning coverage described in Item 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
   - a notice of exercising the right appears in the public records on the Policy Date
   - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
   - that are created, allowed, or agreed to by you
   - that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
   - that result in no loss to you
   - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
   - to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
   - in streets, alleys, or waterways that touch your land

   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

ATTACHMENT ONE
(CONTINUED)

ALTA U.S. POLICY (12-03-2012)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under the policy;

   (c) resulting in no loss or damage to the insured claimant; or

   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under insuring provision 6).

4. This policy does not insure against the invalidity or insufficiency of any condemnation proceeding instituted by the United States of America, except to the extent set forth in insuring provision 5.

5. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the title as shown in Schedule A is:

   (a) a fraudulent conveyance or fraudulent transfer; or

   (b) a preferential transfer for any reason not stated in insuring provision 6.

ATTACHMENT ONE
(CONTINUED)

ALTA LOAN POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments, imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
   (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
   (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
   (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

ATTACHMENT ONE
(CONTINUED)

ALTA LOAN POLICY (06-17-2006)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
   (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
   (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
   (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Holy Trinity Newman Center
520 Riordan Ranch Street
Flagstaff, Arizona
Letter report

Introduction

This project is submitted under Flagstaff Municipal Zoning Code Section 10-30.30 that states Cultural Resource Studies are required for all public and private developments involving structures that are 50 years old at the time of application. The information below is provided by Melissa Dirr Gengler, President and owner of Historic Resources Group, Inc., a federally certified woman owned small business located in Lincoln, Nebraska. Melissa is a qualified professional and meets the Secretary of the Interior's Professional Standards in the areas of history and architectural history. This letter report is not intended to provide in depth historic contextual information but to provide an overview sufficient to render an opinion regarding the historic significance of the subject property. The subject property is the Holy Trinity Newman Center at 520 Riordan Ranch Street on the campus of Northern Arizona University. It is a one-story brick building capped by a flat roof with broad overhanging eaves. Figure 1 below illustrates the project location.

Figure 1. Holy Trinity Newman Center. Subject property marked with red pin at center of image.

Background Information and History

Newman Centers

Newman Centers are a branch of the Roman Catholic church established to serve students at non-Catholic Universities across the country. Blessed John Henry Newman was a theologian who lived from 1801-1890. He was an Anglican priest and English theologian who converted to Catholicism in 1845. He

was a lifelong educator and philosopher at universities across England and Ireland. Newman was canonized in 2019, and the clubs established in his name were intended to foster Catholic faith within the university system. He believed that a complete education cannot be achieved without the study of theology.

The University of Wisconsin began the "Newman Movement" in 1883 to help Catholic students participate and live their faith on campus. They established the Melvin Club for the purpose of keeping Catholics on campus in touch with their heritage and provided them opportunities to discuss the faith. At the time it was meant to establish a comfort level among students amid an era of perceived anti-Catholicism. Ten years later, the University of Pennsylvania started what was called a Newman Club, being the first to adopt the name three years after Newman's death.

The clubs formed an association in 1908 which eventually became the National Newman Club and the Federation of Catholic College Students was established at Purdue University. By the 1920s Newman Clubs were considered one of the most important and powerful aids contributing to the development of Catholic leaders in University settings. After World War II the G.I. bill increased college attendance and established additional Newman Centers at campuses across the country. The Catholic Campus Ministry Association was formed as the national professional organization for Catholic campus ministers.

Catholic Jacks
Northern Arizona University Newman Center

The first Newman Club at the University was founded in the 1930s when students at the former Teachers College formed a Newman Club under the direction of Our Lady of Guadalupe Church. Eventually masses were held in the Eastburn Education Center Auditorium, and Father Michael Bain who was an assistant pastor for Our Lady of Guadalupe began to meet with students regularly. In order to accommodate the growing Catholic student body, the Holy Trinity Newman Center was constructed in 1966. An apartment for the chaplain and a library were added at a later date. The building was a simple contemporary brick structure with boxed massing and minimal ornamentation. Three years later the Newman Center became part of the newly formed Diocese of Phoenix, moving from its former home as part of the Diocese of Gallup. By 1971, the Newman Center had a full-time director and was staffed by Dominican Friars of the Central Province.

In another organizational shift the Holy Trinity Newman Center became incorporated into the one parish of Flagstaff called San Francisco de Assisi, and it no longer had a full-time priest. As participation expanded over the next ten years, the Newman center was assigned another designated full-time director and Father Matt Lowry took the assignment. Continued support and educational opportunities occurred as the Newman Center was incorporated as its own parish and FOCUS missionaries joined the Center.

Today, the Newman Center has embarked on a capital campaign to build a new facility that would include a new chapel, student spaces, and provide a church like setting. The building resides on 1.2 acres

and plans are to remove the existing building and construct a new complex over a period of phases to include a new church that doubles the capacity along with social, administrative, and educational spaces.

The existing building no longer adequately serves the student population. Mass has moved from an existing small chapel to the large gathering space to accommodate attendance. Their activities and special events have more than doubled in attendance, over 100 students attend weekly Bible studies, 125 students (on average) attend Newman Nights weekly, and 180 students participate in the Lumberjack Awakening fall and spring retreat.

Holy Trinity Newman Center

The Holy Trinity Newman Center is located on Northern Arizona University campus at 520 Riordan Road. It is in a neighborhood of larger scale academic buildings. It resides at an angle on its lot, leaving ample green space in front of and to the side of the building. Other commercial developments are nearby.

Architecturally, the Newman Center is a simple, multi-bay, brick building with a flat roof that has wide over-hanging eaves. It was built in 1966 and has a one-story addition that accommodated an apartment and library. The unadorned massing and contemporary style were typical of the time. The brick elevations are solid rectangular blocks with small windows. A central entry is recessed under the overhanging roof which is supported by a column. The building resides on 1.22 acres.

The interior of the building is a reflection of the exterior. A relatively simple, unadorned series of rooms, gathering spaces, and residential areas serve the needs of the Center. A small kitchen and lounge area are utilized by students. The main worship space is defined by chairs and furniture to create the church and worship setting. There is no formal architectural space that defines the worship space.

The present building was constructed to accommodate small groups. Though simple and unadorned, its massing, roof configuration, and orientation on the site do reflect mid-century design details in its architectural expression. The building is approximately 55 years old and retains physical integrity.

The age of the property supports a consideration of its historic significance. A property is considered significance Flagstaff municipal code if 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. The Holy Trinity Newman Center supported the Catholic students at the University but does not rise to meet significance in any of the above-mentioned areas. Architecturally, the building does retain the minimal mid-century feeling of its time. However, the form, scale, and character of mid-century buildings is not embodied in this property. As a part of the University community, it does express association with student religious education in the city. This association is peripheral as it is not a primarily educational facility as part of the university.

Additionally, Flagstaff significance consideration B addresses the embodiment of distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of a type or the best example of a type or if it represents the work of or for an important individual. The architecture and design of this building do not reflect significant distinctive features of its period. It is a reflection of the time when it was constructed, but does not embody, nor is it the best example of its type within the city.

Photographs

Photo 1. Main façade of Newman Center looking northwest

Photo 2. North and east elevations

East elevation, looking west

View from north, looking south

Photo 3. View of worship space

Photo 4. View of worship space

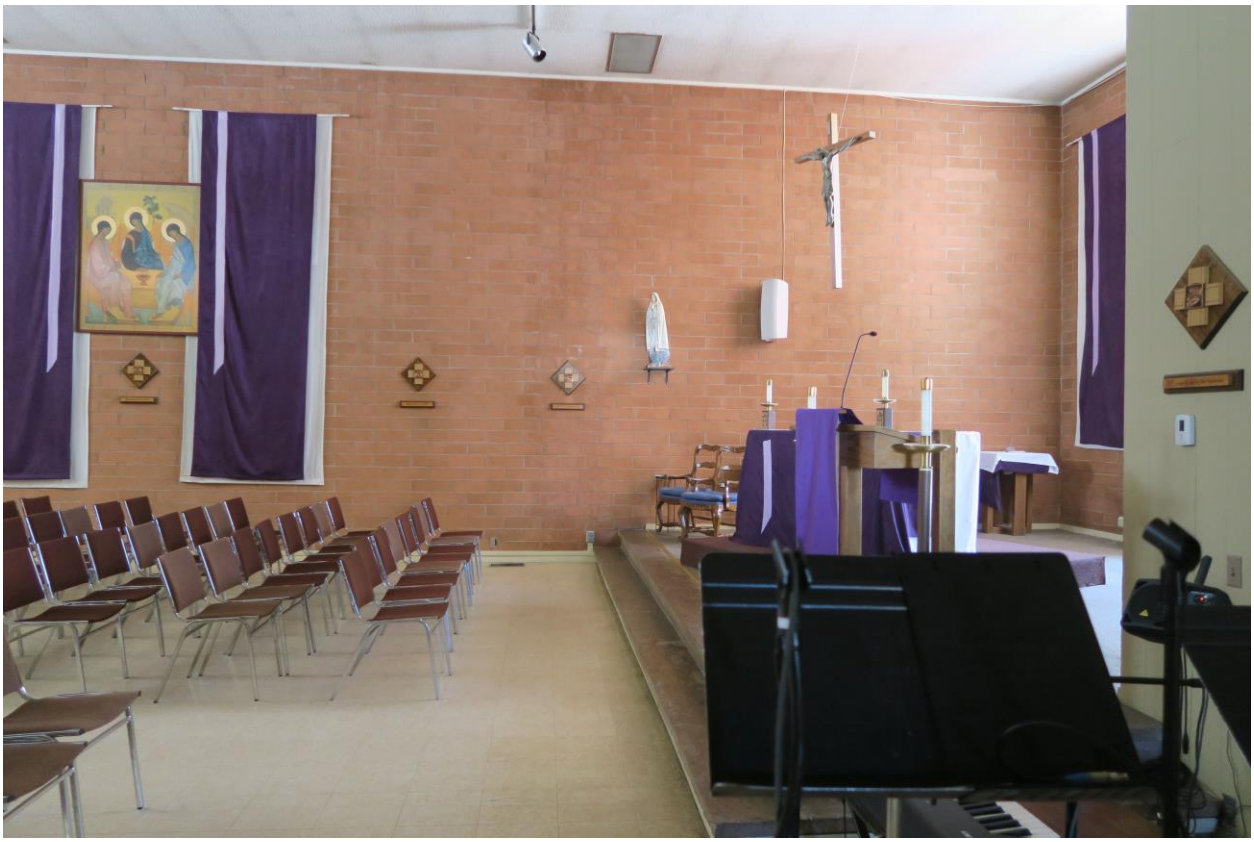


Photo 5. Kitchen area

Neighborhood Setting Photos:

EXIT

CLARK
architects
collaborative 3

Holy Trinity Newman Center
Flagstaff, AZ
Existing Building Photographs

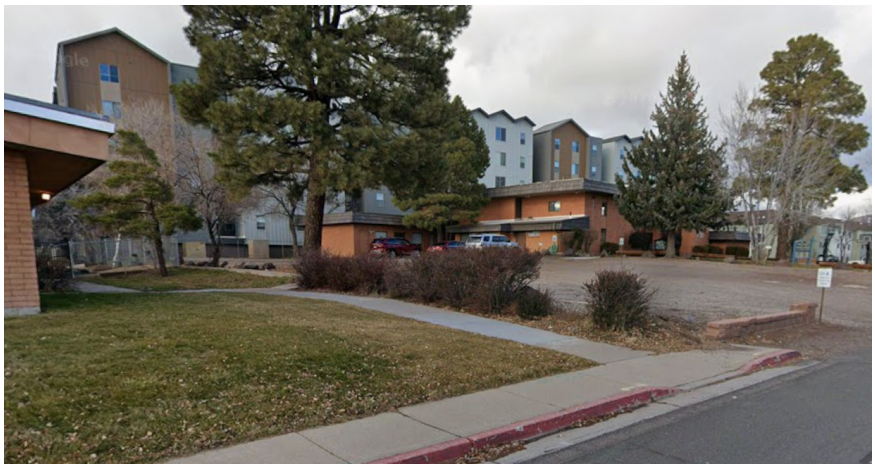
View from Riordan Ranch Road: NE corner looking SW

View from Riordan Ranch Road: NE corner looking SW

View from Riordan Ranch Road: East to West

View from Riordan Ranch Road: East to West

View from Riordan Ranch Road: Southeast to Northwest



View from Riordan Ranch Road: Southeast to Northwest

View from Riordan Ranch Road: Southwest corner of property to the Northeast

View along west property line looking North

View along west property line looking North

North elevation from North property line

24 April 2026
Site Plan Application, Heritage Preservation
Written response to comments

PROJECT TITLE: Holy Trinity Newman Center
520 Riordan Ranch Road, Flagstaff AZ 86001
Project #: PZ-19-00207-01

Heritage Preservation:
*Second Review, **Approved with Conditions**, 4/19/21*
Mark Reavis, Heritage Preservation Officer/Neighborhood Planner

Conditions of Approval

1. *Please provide research into the architect of record for this project. Flagstaff has a limited amount of Mid-Centurn modern properties and additional photo documentation is required to complete the letter report. Photos should be adequate in nature to document all public spaces such as the great room and the chapel. Photos of detail such as the fireplace should be included. Exterior photos of all elevations of the building should be taken. Please propose some relevant form of mitigation such as saving the unique signs of the cross or other mitigation measure that document and celebrates the mid-century design aspects.*

Response: Please see the attached Cultural Resource Study.

The Holy Trinity Roman Catholic Newman Center has been a presence on the campus of Northern Arizona University since 1966. Originally under the Diocese of Gallup, the Newman Center became part of the Diocese of Phoenix in 1969. The center has served the community well for 60 years, but the needs and growing participation have increased beyond what the existing building can support.

There are no historical records regarding the building's original design, architecture, or construction contained within the Newman Center's archives. A thorough search of Diocesan archives in Phoenix has also not provided any information on the building's architect of record, nor any original plan sets.

Regarding the question of current building elements to be incorporated into the new building, the Newman Center has several iconic signs which will be restored and included within the building as displays of art. Additional, liturgical items will be repurposed within the new Chapel and other assigned sacred spaces. Finally, while not suitable for structural use due to their age/condition, there are several natural logs and hand-hewn timbers which are

3330 Woods Avenue
Lincoln NE, 68510
402-326-1577
kevin@clark-architets.com

prominent and well-regarded design elements within the current facility. A portion will be restored and utilized as decorative features within common areas of the new building. Finally, while other current building materials would not be feasible for repurposing (due to obsolescence, asbestos-impacted, condition issues, etc.) Father Matt Lowry has specifically indicated t the design team his preference to maintain the reasonable use of natural building materials, finishes, and/or textures (such as masonry, wood, and stone) within interior spaces where appropriate and feasible. Father Lowry feels the visual and tactile characteristics of natural materials within the current facility have provided a visually appealing and comforting environment for students over the 60-year history of the Newman Center at NAU.

Kevin Clark, AIA

3330 Woods Avenue
Lincoln NE, 68510
402-326-1577
kevin@clark-architets.com

Heritage Preservation Commission **8. B. 1.**

From: Lauren Clementino, Senior Planner/Heritage Preservation Officer

DATE: 05/20/2026

SUBJECT: Phoenix Ave. Lampposts Update

PROPERTY INFO:

Address: Phoenix Ave.

FINDINGS:

Aan update on the Phoenix Ave. lampposts restoration/replacement project.

INFORMATION:

In October 2025, the City of Flagstaff's Public Works Streets concrete group worked on a concrete project to address a complaint and tripping hazard condition on the south side of Phoenix Ave., just west of Leroux St. While completing this work, four lampposts were inadvertently removed without prior Heritage Preservation approval. The four fixtures were removed and relocated to the core services yard, where they were assessed by Public Works staff and the Heritage Preservation Officer. The Heritage Preservation Officer communicated this information to the Commission via email, and subsequently worked with Public Works to find a resolution.

In April 2026, Public Works finished reinstalling the Phoenix Ave. lampposts. The two ornate lampposts with the gargoyles were restored by Artisan Metal Works. Repairs were made to the body of the lampposts, and new gargoyle wings were cast to replace missing features. Replicas of the two single-light lampposts were ordered and installed, as the repair of these lampposts was deemed not possible.

Attachments

Lamppost Photographs

MOTEL
DUBEAU

MOTEL
SIERRA VISTA