

**STATE HISTORIC PRESERVATION OFFICE
SURVEY REPORT SUMMARY FORM**

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1. REPORT TITLE

1a. Report Title: Cultural Resources Survey Report for the Proposed Goodrow Property Development Project, West Sedona, Yavapai County, Arizona

1b. Report Author(s): Ted Roberts, M.A., RPA

1c. Date: 9/7/2022 **1d. Report No. :** SWCA 22-583

2. PROJECT REGISTRATION/PERMITS

2a. ASM Accession Number: Not Applicable

2b. AAA Permit Number: Not Applicable

2c. ASLD Lease Application Number(s): Not Applicable

2d. Other Permit Number(s): Not Applicable

3. ORGANIZATION/CONSULTING FIRM

3a. Name: SWCA Environmental Consultants (SWCA)

3b. Internal Project Number: 74643

3c. Internal Project Name: Goodrow Property Environmental Compliance Services

3d. Contact Name: Annie Lutes, M.A., M.S.

3e. Contact Address: 1645 South Plaza Way

3f. Contact Phone: 928.249.8465

3g. Contact Email: alutes@swca.com

4. SPONSOR/LEAD AGENCY

4a. Sponsor: BCT Sedona Multifamily, LLC

4b. Lead Agency: City of Sedona

4c. Agency Project Number(s): Not Applicable

4d. Agency Project Name: Goodrow Property Development Project

4e. Funding Source(s): Private

4f. Other Involved Agencies: Not Applicable

4g. Applicable Regulations: City of Sedona cultural resources requirements; Arizona Revised Statutes (ARS) §41-865, regarding the encounter and disturbance of human remains on private land.

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5. DESCRIPTION OF PROJECT OR UNDERTAKING: The proposed project is a residential development located in Sedona, Yavapai County, Arizona. The project proposes redevelopment of the parcel. SWCA conducted a cultural resources survey to determine if any cultural resources were present in the proposed project area and whether they qualified as historic properties (i.e., archaeological sites, buildings, and structures that are eligible for listing in the Arizona Register of Historic Places [ARHP] or the National Register of Historic Places [NRHP]).

6. PROJECT AREA/AREA OF POTENTIAL EFFECTS: The project area encompasses 2.82 acres and is located in Section 11, Township 17 North, Range 5 East, Gila and Salt River Baseline and Meridian at an elevation of approximately 4,520 feet above mean sea level (amsl) and can be found on the U.S. Geological Survey Sedona, Arizona, 7.5-minute quadrangle. The subject property is private land within the city of Sedona limits (Assessor Parcel 408-24-069) in Yavapai County, Arizona.

7. PROJECT LOCATION

7a. Address: 60 Goodrow Lane, Sedona, Arizona, 86336-4514 (Assessor Parcel 408-24-069)

7b. Route: Not Applicable

7c. Mileposts Limits: Not Applicable

7d. Nearest City/Town: West Sedona **7e. County:** Yavapai

7f. Project Locator UTM: 426622 Easting 3859244 Northing **7g. NAD 83** **7h. Zone:** 12S

7i. Baseline & Meridian: Gila and Salt River

7j. USGS Quadrangle(s): Sedona, Arizona, 7.5-minute

7k. Legal Description(s): Section 11, Township 17 North, Range 5 East, Gila and Salt River Baseline and Meridian, U.S. Geological Survey Sedona, Arizona, 7.5-minute quadrangle.

8. SURVEY AREA

8a. Total Acres: 2.82

8b. Survey Area.

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
Private	2.82	0	Not Applicable

9. ENVIRONMENTAL CONTEXTS

9a. Landform: The proposed project area lies on Grasshopper Flat, a relatively low-lying plain surrounded by prominent landforms such as Table Top Mountain (to the south), Carroll Canyon and Scheurman Mountain (to the southwest), and Capitol Butte, Soldier Pass, and Mormon Canyon (to the north and northeast).

9b. Elevation: 4,520 feet amsl

9c. Surrounding Topographic Features: The current project area lies approximately 0.5 mile east of Chimney Rock and 0.75 mile south of Capital Butte.

9d. Nearest Drainage: Oak Creek

9e. Local Geology: Holocene surficial deposits.

9f. Vegetation: The current project area lies within the Great Basin Conifer Woodland biotic community, as described by Brown (1994). Commonly observed plant species located around the project area include juniper (*Juniperus* spp.), mesquite (*Prosopis* spp.), prickly pear (*Opuntia engelmannii*), nightshade (Solanaceae), and bunch grass.

9g. Soils/Deposition: The current project area contains two types of soil. The northwestern ~65% of the project area exhibits Sedona soils, Tourist soils, and Urban land. This is characterized as extremely channery loam and silty loam overlying bedrock on 3 to 15 percent slopes. These are well-drained soils with high runoff classes generally located on hills. Vortex soils comprise approximately 35% of the current project area (southeastern portion) and are characterized as fine sands and fine loamy sands usually located on alluvial fans (Natural Resources Conservation Service 2022).

9h. Buried Deposits: Unlikely

9i. Justification: The project area is on a relatively stable alluvial plain/hill surface and is unlikely to contain subsurface deposits without exhibiting a surface expression.

10. BUILT ENVIRONMENT: The project area is located with the residential community of West Sedona and is surrounded by modern mixed-use development. No historic structures are located within the current project area.

11. INVENTORY CLASS COMPLETED

11a. Class I Inventory:

11b. Researcher(s): Ted Roberts

11c. Class II Survey:

11d. Sampling Strategy: Not Applicable

11e. Class III Inventory:

12. BACKGROUND RESEARCH SOURCES

12a. AZSITE:

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12b. ASM Archaeological Records Office:

12c. SHPO Inventories and/or SHPO Library:

12d. NRHP Database:

12e. ADOT Portal:

12f. Historical Maps: Historical aerial photographs and topographic maps were examined for the proposed project area. SWCA viewed aerials from 1980, 1997, 2003, 2005, 2007, 2010, 2013, 2015, 2017, and 2019. Historical topographic maps examined were from 1971, 1972, 2014, and 2018. The topographic map from 1971 depicts Goodrow Lane but not Schimberg Road (which current extends southwest-northeast through the project area). A few scattered structures are also depicted but it remains unclear whether or not these are structures currently standing in the proposed project area. Schimberg Road is clearly depicted on the 2014 and 2018 topographic maps though these maps lack the structures from the earlier maps. The earliest aerial photograph available online (Historic Aerials 2022), dating to 1980, clearly show the current structure in place as well as the commercial/industrial development bordering the subject property to the east. The other surrounding residential development had not been constructed at that time. By 1997, the Safeway shopping center immediately west of Rodeo Road had been built but the space between the current project area and that retail space remained undeveloped. By 2015, Bennett Way had been constructed along with the remaining inbuilds as the area surrounding the current project area took on its current appearance.

Historical General Land Office (GLO) plat maps were examined for Section 11, Township 17 North, Range 5 East, Gila and Salt River Baseline and Meridian. The map registered on June 24, 1889, depicts a historic precursor Highway 89A extending through the southern portion of Section 11 in the general vicinity of the current project area. This previous alignment is consistent with the current alignment in that area but eventually veers northwest away from modern-day 89A. The plat map officially filed on June 19, 1959, also depicts 89A extending through the southern portion of Section 11 and by that time the alignment follows the current path of the highway. In addition, a road is depicted that appears to be a historic-era forerunner of current Rodeo Road. No buildings or structures are depicted on the 1959 GLO map in the vicinity of the current project area (GLO Records 2022).

12g. Land-Managing Agency Files: Not Applicable

12h. Tribal Cultural Resources Files: Not Applicable

12i. Local Government Websites: Not Applicable

12j. Other: Not Applicable

13. BACKGROUND RESEARCH RESULTS

According to a search of the archaeological site files on AZSITE, 16 archaeological survey projects were conducted within a 1-mile radius of the project area between 1977 and 2014. Previous survey work was conducted in support of road construction and improvements, land development, electrical and fiber-optic line installation, wastewater projects, and airport expansions. Approximately 15 percent of the project area has been previously surveyed.

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Thirteen archaeological sites have been identified within a 1-mile radius of the project area. These sites consist of a historic road, two prehistoric habitation sites with associated artifact scatters, eight aceramic artifact scatters (flaked and ground stone assemblages), a multicomponent site, and a site of unknown composition or affiliation. No previously recorded archaeological sites or historic properties have been documented within the current project area.

13a. Previous Projects Within Study Area.

1. Project Reference Number	2. Project Name	3. Organization	4. Year
1977-25.ASM	Grasshopper Flats Sec US 89A	Arizona State Museum (ASM)	1977
1980-80.ASM	Soldier Pass	ASM	1980
1988-238.ASM	US West Dewey to Flagstaff Fiber Optic Cable Project	Dames and Moore	1988
1990-192.ASM	Sedona Wastewater	Plateau Mountain Desert Research (PMDR)	1990
1991-210.ASM	Sedona Wastewater Survey	PMDR	1991
1993-202.ASM	Sedona Roads Archaeology	SWCA	1993
1993-319.ASM	US 89A Sedona Sidewalk Construction	PMDR	1993
1995-426.ASM	US 89 A West of Sedona MP 370.8-374.1	PMDR	1995
1998-451.ASM	Sunset Park Survey	Kinlani Archaeology	1998
2008-306.ASM	SR 89A Airport Road	Logan Simpson Design (LSD)	2008
2009-262.ASM	APS On-Call Cultural Resources Surveys	LSD	2009
2010-112.ASM	SR89A Pavement Preservation	EcoPlan	2010
2011-328.ASM	Sedona Airport Taxilane	SWCA	2011
2011-442.ASM	Sedona Airport Land Release	SWCA	2011
2012-731.ASM	Sedona Airport Parking Lot Expansion	SWCA	2012
2014-155.ASM	Sedona Airport Sky Lodge Cultural Survey	SWCA	2014

13b. Previously Recorded Cultural Resources Within Study Area.

1. Site Number/Name	2. Affiliation	3. Site Type	4. Eligibility Status	5. Associated Reference(s)
NA19819	Aceramic Aboriginal	Artifact scatter	Unevaluated	Museum of Northern Arizona (MNA)
NA19817	Aceramic Aboriginal	Artifact scatter	Unevaluated	MNA

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1. Site Number/Name	2. Affiliation	3. Site Type	4. Eligibility Status	5. Associated Reference(s)
NA20981	Sinagua	Habitation and artifact scatter	Unevaluated	MNA
NA19815	Aceramic Aboriginal	Artifact scatter	Unevaluated	MNA
NA19816	Aceramic Aboriginal	Artifact scatter	Unevaluated	MNA
AZ O:1:11(ASM)	Sinagua	Habitation (rockshelter) and artifact scatter	Eligible	Madsen, J.
AZ O:1:9(ASM)	Aceramic Aboriginal	Artifact scatter	Unevaluated	Madsen, J.
AZ O:1:10(ASM)	Aceramic Aboriginal	Artifact scatter	Eligible	Madsen, J.
NA20163	Unknown	Unknown	Unknown	MNA
AZ N:7:61(ASM)	Anglo-American (Prescott-Jerome Highway)	Historic transportation	Eligible	Hathaway, J.; Gregory, M.
AZ O:1:166(ASM)	Aceramic Aboriginal	Artifact scatter	Eligible	S. Ferland
AZ O:1:167(ASM)	Aceramic Aboriginal	Artifact Scatter	Ineligible	S. Ferland
AZ O:1:168(ASM)	Multicomponent: Aceramic Aboriginal and Historic Anglo-American	Prehistoric artifact scatter and historic features	Ineligible	S. Ferland

13c. Historic Buildings/Districts/Neighborhoods.

1. Property Name or Address	2. Year	3. Eligibility Status
None	Not Applicable	Not Applicable

14. CULTURAL CONTEXTS

14a. Prehistoric Culture: Southern Sinagua

14b. Protohistoric Culture: Wipukpaya, more commonly known today as the Northeastern Yavapai. The area was also occupied by the Oak Creek band of the Dil zhéé (also known as the Tonto Apache) who lived among the Wipukpaya.

14c. Indigenous Historic Culture: Yavapai

14d. Euro-American Culture: Hispanic, Anglo-American

15. FIELD SURVEY PERSONNEL

15a. Principal Investigator: S. Jerome Hesse

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15b. Field Supervisor: Annie Lutes

15c. Crew: Abbie Lewis and Ethan Ayers

15d. Fieldwork Date(s): August 25, 2022

16. SURVEY METHODS

16a. Transect Intervals: 15 m apart

16b. Coverage (%): 100%

16c. Site Recording Criteria: ASM

16d. Ground Surface Visibility: Fair (50%–60%)

16e. Observed Disturbances: Disturbances include the boundary fence on the northern side of area, a modern fireplace (approximately 15 m north of residence), and an apparent junkyard on the northeast corner of the project area. Refuse from both property and junkyard is spread across the entire project area.

17. FIELD SURVEY RESULTS

17a. No Cultural Resources Identified:

17b. Historical In-Use Structures Identified: ; **Form(s) Attached:**

17c. Number of IOs Recorded: 0

18. COMMENTS: A cultural resources survey of the 2.82-acre survey area resulted in the identification of no newly documented or previously recorded archaeological sites and no isolated occurrences (IOs) of artifacts, and no features. There are no historic-era buildings or structures within or near the project area. SWCA recommends no additional cultural resources work.

For an unanticipated discovery involving human remains during ground-disturbing activities, all work in the vicinity of the discovery must cease and the ASM Repatriation Office must be notified of the encounter, pursuant to ARS §41-865. Any human remains or funerary objects shall not be further disturbed without obtaining written permission from the Repatriation Office. Current procedures for reporting human remains and/or associated cultural materials on private land may be obtained from the ASM's website (ASM 2022).

SECTION 19. ATTACHMENTS

19a. Project Location Map: Figures 1 and 2

19b. Land Jurisdiction Map: Figure 2

19c. Background Research Map(s):

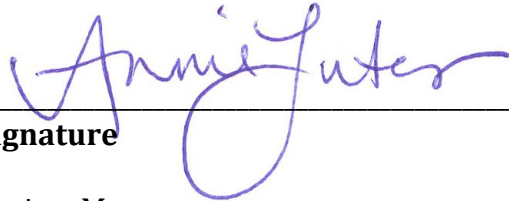
19d. GLO Map(s):

19e. References:

September 2022

SECTION 20. CONSULTANT CERTIFICATION

I certify the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.



Signature

Project Manager

Title

SECTION 21. DISCOVERY CLAUSE

In the event that previously unreported cultural resources are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the Arizona or National Register of Historic Places in consultation with the lead agency, the State Historic Preservation Office (SHPO), and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum, lead agency, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance with NAGPRA (Public Law 101-601; 25 U.S.C. 3001-3013) or Arizona Revised Statutes (ARS § 41-844 and ARS § 41-865), as appropriate, and work must not resume in this area without authorization from ASM and the lead agency.

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References Cited

Arizona State Museum

2022 Private Land Requirements. Available at: <https://statemuseum.arizona.edu/crm/private-land-requirements>. Accessed September 2, 2022.

Brown, David E. (editor)

1994 *Biotic Communities: Southwestern United States and Northwestern Mexico*. University of Utah Press, Salt Lake City.

General Land Office (GLO) Records

2022 Bureau of Land Management GLO Records. Available at https://glorerecords.blm.gov/details/survey/default.aspx?dm_id=117183&sid=ue5s5ifu.hfx&surveyDetailsTabIndex=1. Accessed September 1, 2022.

Historic Aerials

2022 Historic aerials viewer. Available at: <https://www.historicaerials.com/viewer>. Accessed August 30, 2022.

Natural Resources Conservation Service

2022 Web soil survey. Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed August 29, 2022.

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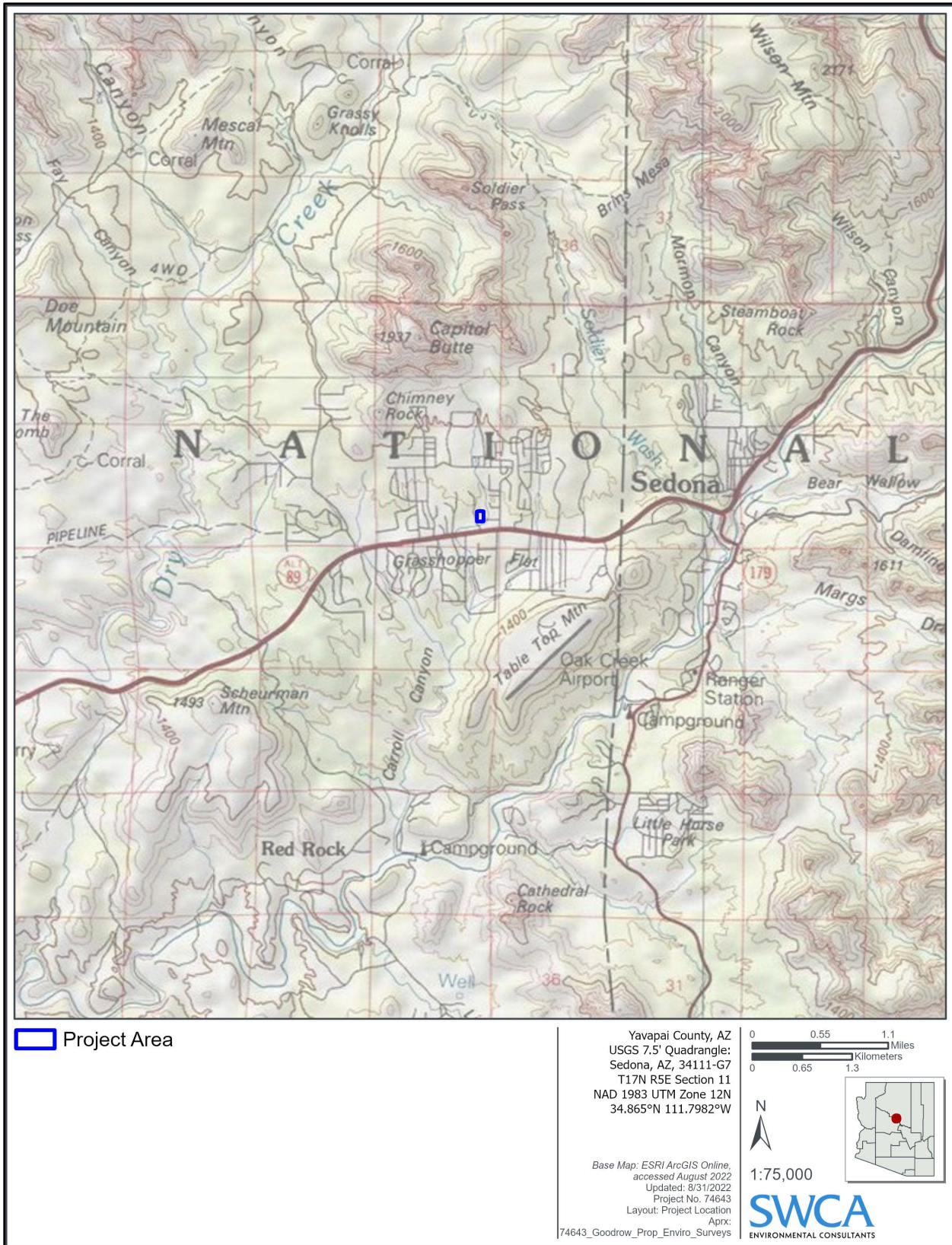


Figure 1. Project vicinity.

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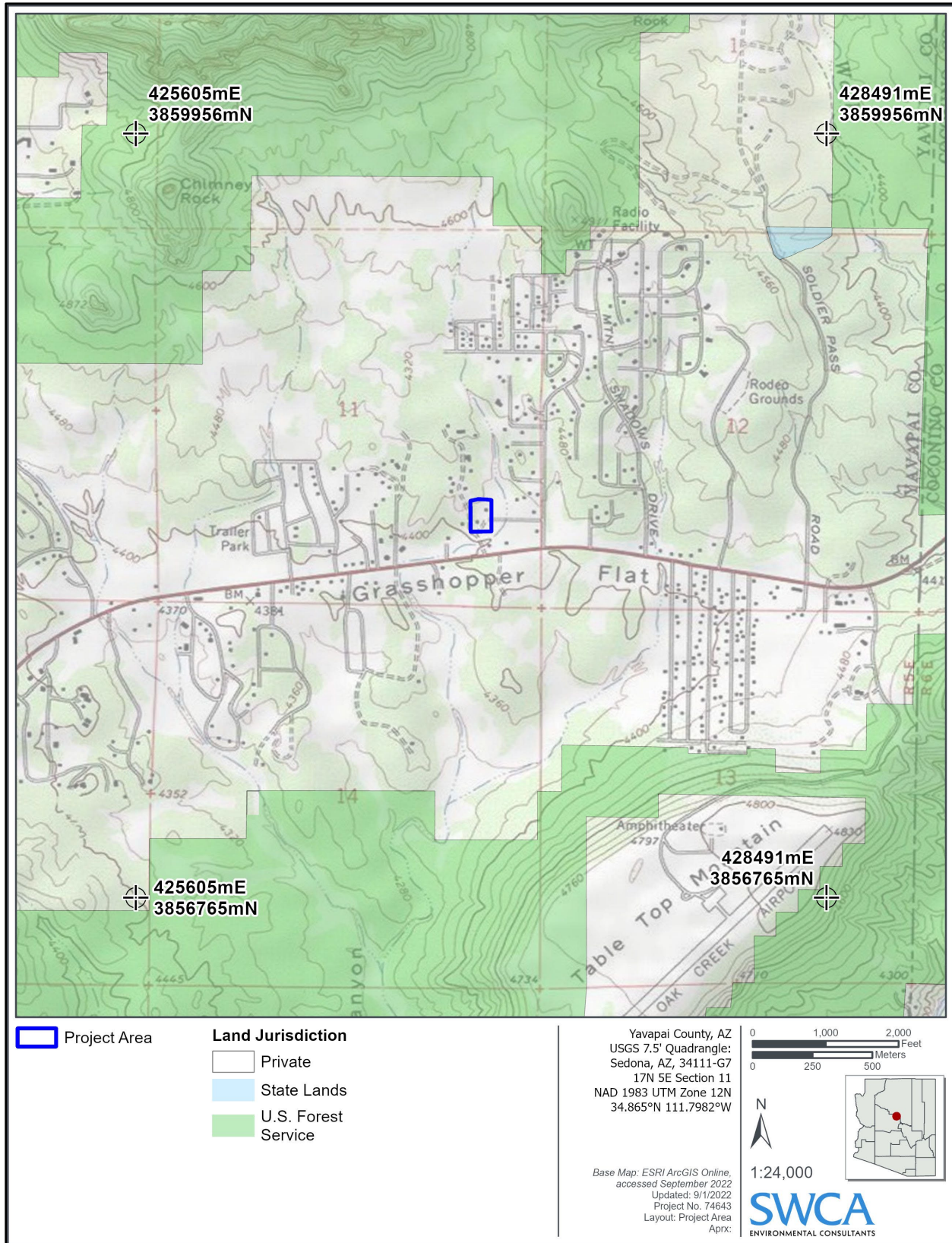


Figure 2. Project location.



Figure 3. Overview of the undeveloped portion of the project area, view facing south-southeast.



Figure 4. Overview of the developed portion of the project area, view facing southwest.



Figure 5. Overview of the developed portion of the project area, view facing east.