

Archaeological Survey of ± 73 acres for the Brighton Parcel at 4th Street in Flagstaff, Arizona

Prepared for Del Sol Group

March 2025



Archaeological Survey of ± 73 acres for the Brighton Parcel at 4th Street in Flagstaff, Arizona

Prepared for: Del Sol Group

Prepared by: Steve Swanson, PhD, RPA

Summary of Recommendations:

The results of the survey are consistent with previous surveys that have covered portions of the project area: pedestrian survey identified no cultural resource sites and five isolated occurrences that are not eligible for listing in state or national registers. An in-use historic structure, the APS NE-8 Coconino to Winslow 69-kV Transmission Line, is present at the southern end of the project area and was previously determined eligible for listing on the state and national registers under criterion (a) for its association with electrical development in northern Arizona. The project will avoid the transmission line. It is recommended that **no additional cultural work** is needed.

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

1. REPORT TITLE

1a. Report Title: Archaeological Survey of ± 73 acres for the Brighton Parcel at 4th Street in Flagstaff, Arizona

1b. Report Author(s): Steve Swanson

1c. Date: March 10, 2025

1d. Report No.: Technical Report No. AA-2503

2. PROJECT REGISTRATION/PERMITS

2a. ASM Accession Number: N/A

2b. AAA Permit Number: N/A

2c. ARPA Permit Number: N/A

3. ORGANIZATION/CONSULTING FIRM

3a. Name: Agave Archaeology, LLC

3b. Internal Project Number: AA2503

3c. Internal Project Name: Brighton Class III

3d. Contact Name: Steve Swanson

3e. Contact Address: 914 N 9th St Phoenix, AZ 85006

3f. Contact Phone: (602) 828-7822

3g. Contact Email: steve@agavearch.com

4. SPONSOR/LEAD AGENCY

4a. Sponsor: CDR Devcorp, Ltd. and Brighton Development, Inc

4b. Lead Agency: City of Flagstaff Historic Preservation Office

4c. ADOT Project Number(s): N/A

4d. Federal Project Number(s): N/A

4e. ADOT Project Name: N/A

4f. Funding Source(s): Private

4g. Other Involved Agencies: N/A

4h. Applicable Regulations: Arizona Antiquities Act; Flagstaff Zoning Code; State Historic Preservation Act

5. DESCRIPTION OF PROJECT OR UNDERTAKING:

Single family residential development.

6. PROJECT AREA/AREA OF POTENTIAL EFFECTS:

The project area is a generally rectangular area measuring 707 meters (2,318 feet) north-south and 637 meters (2,089 feet) east-west, covering 29.4 hectares (72.7 acres).

7. PROJECT LOCATION

7a. Address: N/A

7b. Route: N/A

7c. Mileposts Limits: N/A

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7d. Nearest City/Town: Flagstaff, Arizona

7e. County: Coconino

7f. Project Locator UTM 445120 m Easting, 3893660 m Northing

7g. NAD: 1983

7h. Zone: 12

7i. Baseline & Meridian: Gila & Salt Rivers Baseline & Meridian

7j. USGS Quadrangle(s): Flagstaffs, AZ

7k. Legal Description(s): T21N R7E W ½ of SE ¼ and SE ¼ of SW ¼ of Sec 24

8. SURVEY AREA

8a. Total Acres: 72.7

8b. Survey Area

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
Private	72.7	0.0	N/A

9. ENVIRONMENTAL CONTEXTS

9a. Landform: Gently sloping ridges and hills, nearly level plateaus or terrace, moderately moist steep slopes, moderately dry slopes, and valley flats (USGS National Gap Analysis Program 2005a)

9b. Elevation: 1,496 – 6,865 feet amsl

9c. Surrounding Topographic Features: Elden Mountain 6 kilometers (km) to north, Walnut Canyon 6 km to southeast

9d. Nearest Drainage: Rio de Flag along northwest edge of project area

9e. Local Geology: Permian limestone and sandstone (Peters et al. 2018)

9f. Vegetation: Rocky Mountain Ponderosa Pine Woodland, Southern Rocky Mountain Montane-Subalpine Grassland and Colorado Plateau Pinyon-Juniper Woodland (USGS National Gap Analysis Program 2005b)

9g. Soils/Deposition: Major soil complexes are primarily Tortugas-Daze complex, 0 to 15 percent slopes and Lynx loam, 0 to 2 percent slopes. Minor soil complexes are Telephone-Daze complex, 0 to 8 percent slopes, Amos fine sandy loam, 0 to 3 percent slopes and Tortugas cobbly loam, 2 to 15 percent slopes (National Cooperative Soil Survey 2025)

9h. Buried Deposits: Shallow, if present

9i. Justification: Wooded portions of the project area may have moderate O-horizon development resulting in burial of cultural materials, however minimum depth to bedrock in much of the project area is 27 to 36 centimeters (cm) below surface.

10. BUILT ENVIRONMENT

Disbursed single family residences to the east and south; school and related facilities to the north

11. INVENTORY CLASS COMPLETED

11a. Class I Inventory:

11b. Researcher(s): Dr. Steve Swanson

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11c. Class II Survey:

11d. Sampling Strategy: N/A

11e. Class III Inventory:

12. BACKGROUND RESEARCH SOURCES

12a. AZSITE:

12b. ASM Archaeological Records Office:

12c. SHPO Inventories and/or SHPO Library:

12d. NRHP Database:

12e. GLO Maps:

12f. Land- Managing Agency Files: N/A

12g. Tribal Cultural Resources Files: N/A

12h. Local Government Websites: N/A

12i. Other: USGS historic maps; aerial photographs

13. BACKGROUND RESEARCH RESULTS

13a. Previous projects plotted by AZSITE intersecting the Project Area.

Table of previous projects intersecting project area.			
ASM Project No.	Project Name	Institution	Reference
1979-87.ASM	Wildcat Hill Wastewater Treatment Plant	MNA	Keller 1979
1983-148.ASM	Butler Ave. Land Sale	ASM	Baldwin 1983
2009-193.ASM	APS On-Call Cultural Resources Surveys	LSD	Whiting et al. 2011
2009-265.ASM	APS On-Call Cultural Resources Surveys	LSD	Laurila and Davis 2011

13b. Previous sites plotted by AZSITE intersecting the Project Area. None

13c. Previously Recorded Historic Structures within Project Area. APS NE-8 Coconino to Winslow 69-kV Transmission Line, previously determined eligible for listing in the Arizona Register of Historic Places under criterion (a) by Arizona State Historic Preservation Office on December 26, 1012.

13d. Historic Buildings/Districts/Neighborhoods: None

13e. Historic USGS Map and GLO Properties within the APE: The 1879 GLO plat depicts no built resources in or around the project area. The 1976 Flagstaff East, AZ 1:24,000-scale topographic quadrangle map depicts the APS transmission line near the south end of the project area.

Background Research Narrative: Prior survey of less than half of the project area identified no archaeological sites and a single in-use transmission line. Review of historic maps indicate no other built resources in the project area.

14. CULTURAL CONTEXTS

14a. Prehistoric Culture: Ancestral Pueblo, Sinagua

14b. Protohistoric Culture: Havasupai, Hopi, Hualapai, Kaibab-Paiute, Navajo

14c. Indigenous Historic Culture: Havasupai, Hopi, Hualapai, Kaibab-Paiute, Navajo

14d. Euro-American Culture: Euroamerican logging and railroading

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15. FIELD SURVEY PERSONNEL

- 15a. Principal Investigator:** Steve Swanson, PhD, RPA
- 15b. Field Supervisor:** Juan Morlock
- 15c. Crew:** Juan Morlock, John Palmer, Tanner Hammarstrom
- 15d. Fieldwork Date(s):** 2/24/2025

16. SURVEY METHODS

- 16a. Transect Intervals:** No greater than 50-foot spacing
- 16b. Coverage (%):** 100
- 16c. Site Recording Criteria:** ASM
- 16d. Ground Surface Visibility:** 80 percent
- 16e. Observed Disturbances:** A transmission line ROW and numerous modern fire rings

17. FIELD SURVEY RESULTS

- 17a. No Cultural Resources Identified:**
- 17b. Isolated Occurrences (IOs) Only:**
- 17c. Number of IOs Identified:** Five (5), summarized below.

Table of isolated occurrences (IOs) identified in project area.			
Isolate ID	Material	Description	Eligibility
IO-1	Lithic debitage	Obsidian debitage - 2 noncortical and 6 cortical flakes, and 1 basalt non-cortical flake in 15 m radius	Not eligible
IO-2	Lithic debitage	Obsidian debitage - 10 non-cortical and 1 cortical flake, 11 angular debris in 9.6 m radius	Not eligible
IO-3	Glass	Sun-colored amethyst glass, 2 fragments	Not eligible
IO-4	Metal	Bimetallic pull-tab beverage can, crushed	Not eligible
IO-5	Metal	SAE-30-quart motor oil can, crushed	Not eligible

17d. Historic Structures: A single, in-use historic structure is present: the APS NE-8 Coconino to Winslow 69-kV Transmission Line. The transmission line was relocated in the project area and previous documentation by Logan Simpson staff consulted (Laurila and Davis 2011). As no changes were observed since that documentation and subsequent SHPO eligibility determination, the survey crew did not update information for the transmission line.

18. COMMENTS:

The results of the survey are consistent with previous surveys that have covered portions of the project area: pedestrian survey identified no cultural resource sites and five isolated occurrences that are not eligible for listing in state or national registers. An in-use historic structure, the APS NE-8 Coconino to Winslow 69-kV Transmission Line, is present at the southern end of the project area and was previously determined eligible for listing on the state and national registers under criterion (a) for its association with electrical development in northern Arizona. The project will avoid the transmission line. It is recommended that no additional cultural work is needed.

19. ATTACHMENTS

- 19a. Project Location Map:** (Figure 1)
- 19b. Land Jurisdiction Map:** (Figure 1)

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19c. Background Research Map(s): (Figure 1)

19d. Survey Results Map(s): (Figure 1)

19e. GLO Map: (Figure 2)

19f. Overview Photo: (Figure 3)

20. CONSULTANT CERTIFICATION

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



Signature

Principal
Title

21. DISCOVERY CLAUSE

During the course of any work, all work that could impact the cultural resource shall be stopped immediately and the Flagstaff Heritage Preservation Officer shall be notified if a potential cultural resource is discovered which was previously unknown; or any conditions are discovered that prohibit conformance with any approval or conditional approval issued pursuant to Flagstaff zoning code division 10-30.30 (code), or any conditions are discovered that warrant any deviation from plans that served as the basis of any approval or conditional approval issued pursuant to the code. The work shall remain stopped until the applicant has obtained new, additional, or revised approvals pursuant to the code.

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, Flagstaff Heritage Preservation Officer, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance Arizona Revised Statutes § 41-865 and work must not resume in this area without authorization from ASM and Flagstaff Heritage Preservation Officer.

22. REFERENCES CITED

Keller, D. R.

- 1979 *Wildcat Hill Wastewater Treatment Plant Interceptor Sewer Pipeline, City of Flagstaff, Coconino County, Arizona.* Archaeological Investigations. Brown and Caldwell, Consulting Engineers, Tucson.

Laurila, E. M. and E. Davis

- 2011 *A Cultural Resources Survey of 21.40 miles (389.00 acres) of State and Federal Land for the Arizona Public Service Company 230-1 Coconino-Cholla 230-kV Transmission Line Between the Coconino Substation in Flagstaff and Cholla Power Plant near Joseph City, Coconino and Navajo Counties, Arizona.* Logan Simpson Design, Tempe, Arizona.

Madsen, J. H.

- 1983 *Butler Avenue Land Sale.* Survey Project Form filed October 21, 1983 with the Arizona State Museum, Tucson.

National Cooperative Soil Survey

- 2025 *National Cooperative Soil Survey Soil Characterization Database.* Online resource accessed October 2024 at <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

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Peters, S.E., J.M. Husson and J. Czaplewski

2018 Macrostrat: A Platform for Geological Data Integration and Deep-Time Earth Crust Research. *Geochemistry, Geophysics, Geosystems* 19(4): 1393-1409.

USGS National Gap Analysis Program

2005a Southwest Regional GAP Analysis Project—Landform Descriptions. RS/GIS Laboratory, College of Natural Resources, Utah State University.

2005b Southwest Regional GAP Analysis Project—Land Cover Descriptions. RS/GIS Laboratory, College of Natural Resources, Utah State University.

Whiting, J. C., D. E. Purcell, and G. Fahrni

2011 *A Cultural Resources Survey of 17.45 miles (105.77 acres) of State Land for the Arizona Public Service NE-8 (Coconino-Winslow) 69-kV transmission line, Coconino and Navajo Counties, Arizona.* Logan Simpson Design, Tempe, Arizona.