

COUNCIL DECISION REQUEST

SUBJECT: Main Street Vision and Streetscape Plan

MEETING DATE: June 19, 2008

PAYSON GOAL: NEW: EXISTING: X

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Jerry Owen 

AMOUNT BUDGETED: N.A.

SUBMITTAL TO AGENDA 

EXPENDITURE REQUIRED: N.A.

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:



EXHIBITS (If Applicable, To Be Attached):

- Main Street Vision and Streetscape Plan Slides, A Dye Design, Inc.
- Documentation and Evaluation of Historic Resources along Main Street in the Town of Payson, Arizona, SWCA Environmental Consultants, June 2008.

POSSIBLE ACTION: I move to approve the Main Street Vision and Streetscape Plan, together with the Historic Resources Report and direct Town staff (Planning, Engineering, Tourism and Economic Vitality, and Grants) to proceed with the submittal of the Project Assessment to ADOT and to implement additional steps to construct Phase 1 of the Main Street enhancement project and to seek additional grant funds to continue future phases of the project.

SUMMARY OF THE BASIS FOR POSSIBLE ACTION: The Main Street Vision and Streetscape Plan should be formally approved by Council so that clear direction is provided to staff, property owners and the community about the future of Main Street. Although other plans and concepts have been presented in the past, none were formally approved by Council.

PROS: This Vision and Streetscape Plan is the result of an extensive public involvement process including visioning exercises and presentations at several Community meetings and GVRA meetings. This plan represents a well thought out vision for transforming Main Street into a pedestrian-friendly environment with angled street parking, shaded sidewalks and other enhancements.

CONS: None.

PUBLIC INPUT (if any): The plan is a result of several community visioning sessions and meetings. Staff also notes that letters were sent to over 400 property owners west of Green Valley Park advising them of the Streetscape Plan components. By a wide majority, these property owners supported the proposed changes to Main Street.

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): The plan was formally recommended for approval by the GVRA with the following motion: "That the GVRA supports the overall visioning concept shown by Angela Dye to the GVRA on March 18 and May 22, 2008 including the architectural, cultural and historic report with the understanding that site specifics will be worked out on a case by case basis.

JUN 19 2008 I,1

COUNCIL DECISION REQUEST

FUNDING:

Account Number:
Account Number:
Account Number:
Account Number:

Title:
Title:
Title:
Title:

Amount: \$
Amount: \$
Amount: \$
Amount: \$
Total Cost: \$

CFO: _____ Date: _____



MAIN STREET VISION & STREETScape PLAN

TOWN OF PAYSON
Council Meeting
June 19, 2008



Public Workshop

November 8, 2007



Photos Courtesy of Andy Towle

Public Workshop

November 8, 2007

THE RIM COUNTRY'S NEWS SOURCE

PAYSON ROUNDUP

PAYSON, ARIZONA • FRIDAY • NOVEMBER 9, 2007

Main Street vision gets a push forward

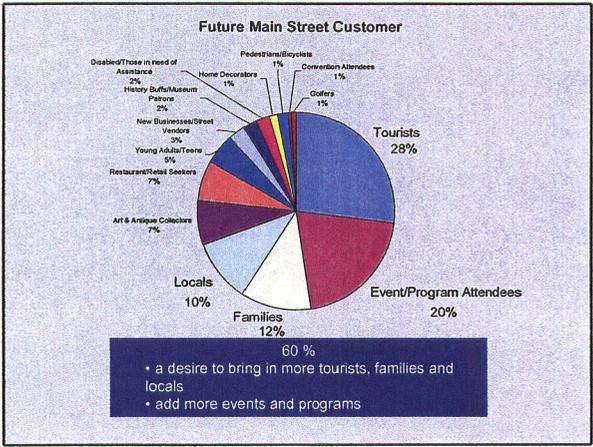
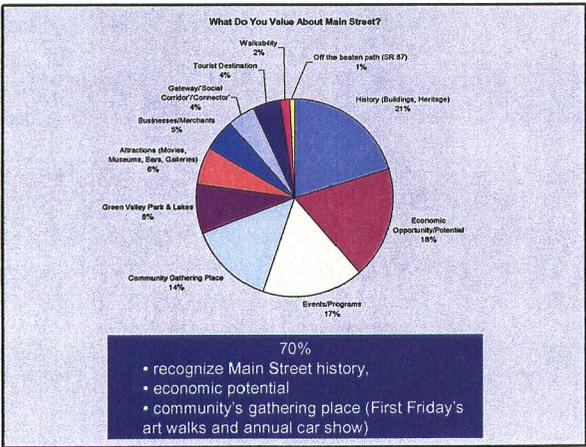
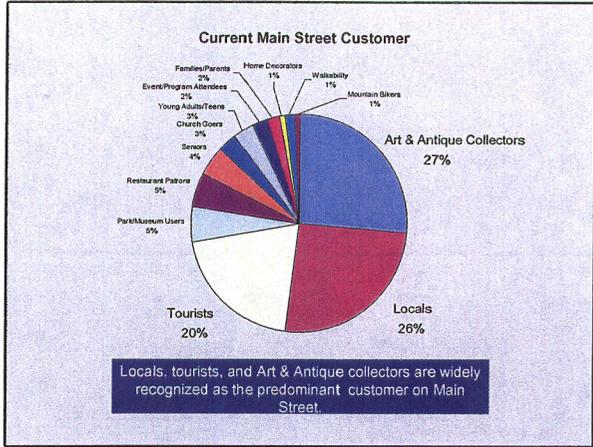
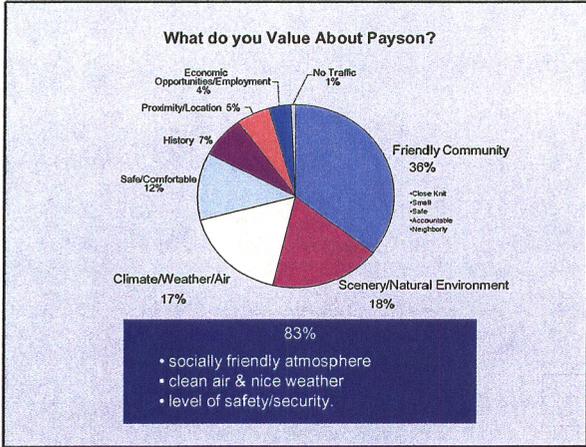
The main street vision plan, which was approved by the town council on Monday, will be a key part of the town's future. The plan, which was developed by the town's planning commission, will guide the town's future development. The plan includes a vision for the main street, which will be a key part of the town's future. The plan also includes a vision for the streetscape, which will be a key part of the town's future. The plan also includes a vision for the public works, which will be a key part of the town's future.

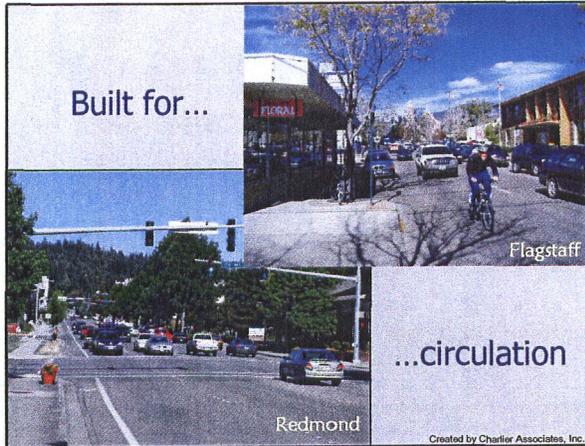
Public Workshop

November 8, 2007



Photos Courtesy of Andy Towle

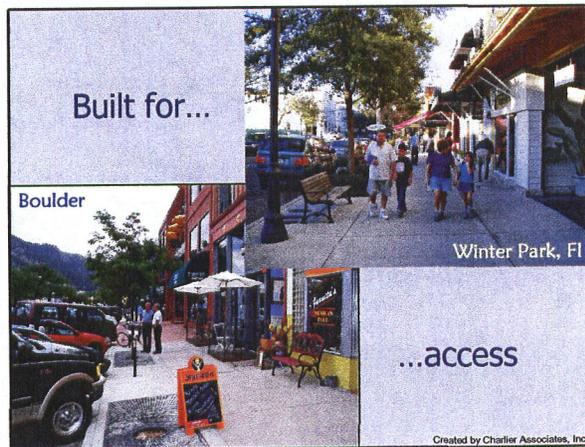




Citizen Feedback

Positives:

- Main Street History
- Art Galleries & Antique Shops
- Senior Center
- Green Valley Park
- Mature Oak Trees
- American Gulch
- Main Street Grill



Citizen Feedback

Detractors:

- Poor Sidewalks
- Inconsistent Lighting
- Vacant Land
- Parking
- Little Shade & Landscaping
- No Connection to American Gulch
- Lack of Architectural Appeal

Suggestions For Improvement

Land Use

- **FILL IN VACANT LAND**
 - More restaurants
 - Residential / Mixed use projects i.e. lofts
 - Add performance art center at Sawmill site
- **IMPROVE DESTINATIONS FOR TOURISTS**
- **RESTORE & REUSE HISTORIC BUILDINGS**
 - Oxbow Saloon
 - Pieper Mansion & outbuildings
 - Deming Park / JW Boardman site

OTHER SUGGESTIONS

- Improve & enhance American Gulch
- Create attractive civic buildings to be proud of
- Improve building facades
- Promote more attractive architecture
- Create a town square or center
- Require better & more consistent signage



Emerging Themes

1. REVEAL THE HISTORY
2. SHOWCASE CULTURE & GATHERING
3. CELEBRATE THE STREET



1915



1950



1970

Suggestions For Improvement

From The Main Street Workshop – November 8, 2007

Circulation

- **MORE WALKABLE STREET**
 - Sidewalks – safe, wider & attractive
 - Benches, shade & lighting
 - Landscaping – color, beauty & shade
- **MORE VISIBLE ENTRY TO MAIN STREET AT EAST END - SR 87**
- **ON-STREET PARKING**

OTHER SUGGESTIONS

- Public walking path along American Gulch
- Improve Bootleg Alley
- Reconnect McLane to events center & SR 87
- Improve Frontier St. to carry more traffic
- Better visibility & connection to Green Valley Park



1. REVEAL THE HISTORY

- **Tell the stories**
 - Inform more people about Main Street
- **Enhance what is there**
 - Pieper Mansion, Oxbow Saloon, American Gulch
- **Reclaim what's been lost or is threatened**
 - Bootleg Alley,
 - Events (Sawdust Days)
 - Cottonwood & Oak Trees



2. SHOWCASE CULTURE & GATHERING

- Enhance socializing activities
- Promote tourism while keeping local clientele
- Build on events as the prime attraction
- Enhance the "Charm Factor"

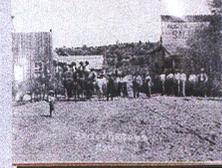


How does this compare to other Main Streets and Downtowns?

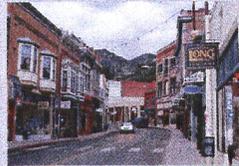
- marketing
- livability
- community pride
- functional
- aesthetic & natural beauty
- charm

3. CELEBRATE THE STREET

- Help people become pedestrians
- Enhance American Gulch as an extension of the Main Street experience
- Fill in the gaps
- Enhance connections



Arizona Main Streets



Bisbee



Glendale



Tempe

Arizona Main Streets



Camp Verde



Camp Verde



Cottonwood

The McLane to McLane anomaly

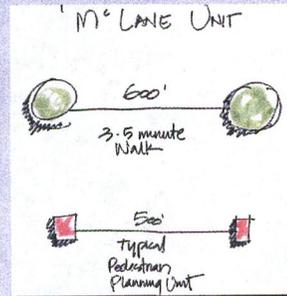


Public Meeting March 18, 2008

- Overall vision for Main Street
- Planning Framework
- Illustrated plans and sections



The "McLane Unit"

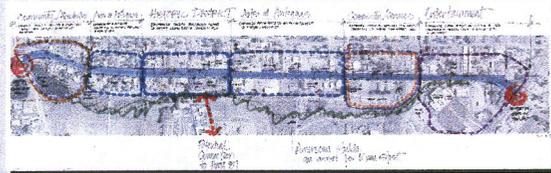


The "McLane Unit"



Create Districts to Enhance Place

- Historic District (including Arts & Antiques)
- Community Services
- Entertainment District
- Community/Residential



The "McLane Unit"

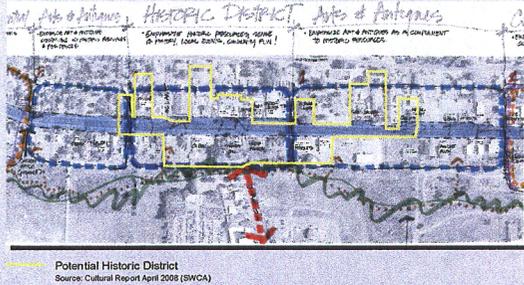


Cultural Report RECOMMENDATIONS (SWCA)

- Historic District
 - Historic District eligibility for National Register
 - 11 properties contributing
 - 6 properties non-contributing but can be rehabilitated and reevaluated
 - No adverse effect
 - Vision compatible with District



Proposed Historic District



GVRA Support

- On May 22, 2008 voted to support the overall Vision and concept



Cultural Report RECOMMENDATIONS (SWCA)

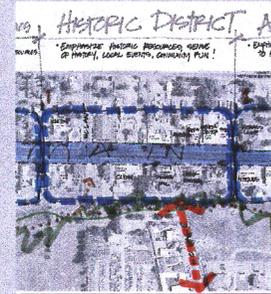
- Cultural Landscape
 - Emory Oaks part of original “street” scene
 - Conserve Emory Oaks (*Quercus emoryi*) as “traditional cultural property”
 - Acorn collecting by White Mountain Apaches
 - Explore stronger relationship with tribe as an appreciation of history



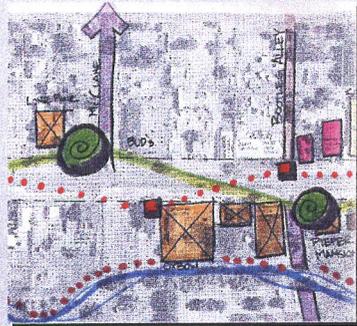
Concentrate first on where you have the most assets

HISTORIC DISTRICT & ARTS AND ANTIQUES

- Emphasize historic resources, sense of history, local events, community fun!
- Emphasize arts and collecting compatible with historic resources



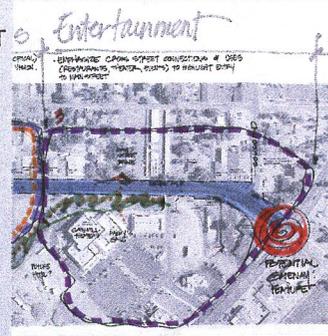
Historic District @ McLane



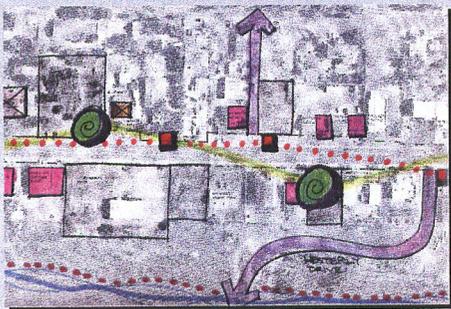
Begin to look at other opportunities

ENTERTAINMENT DISTRICT

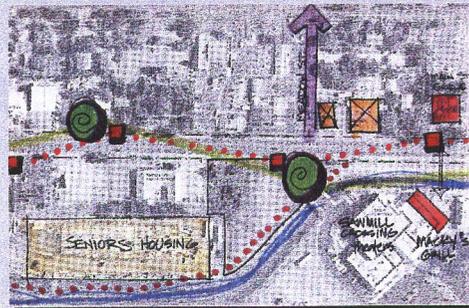
- Emphasize cross street connections to uses (restaurants, theater, events) to highlight entry to Main Street



Historic District with Arts and Antiques



Entertainment District



American Gulch

- A natural asset for Main Street
- A complementary experience
- An important connector



What kind of space do we have to work with?

- Main Street right of way varies greatly
 - from 125 feet to 61 feet
- Some buildings built in the right of way
- Challenging to create a cohesive street and streetscape design

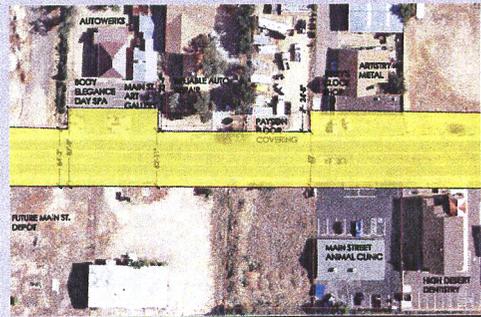


ENHANCING THE PEDESTRIAN ENVIRONMENT

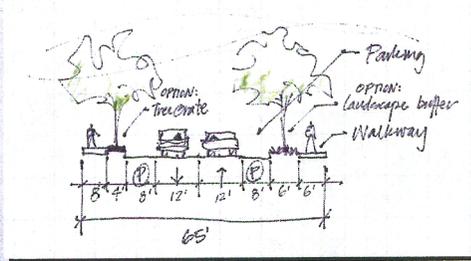
- Provide dedicated space for people to walk
- Make the place inviting and welcome
- Provide easy access to places



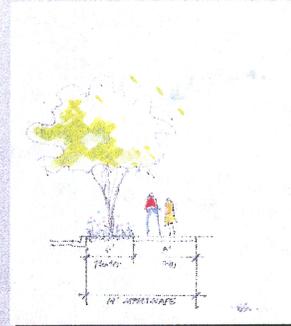
Main Street Right Of Way 62 feet to 87 feet



65' Right Of Way Section



Typical Streetscape

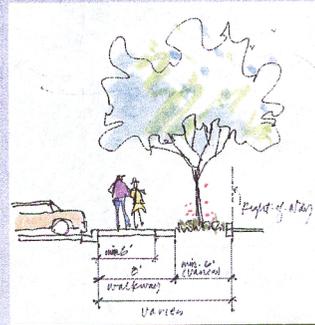


What about pedestrians?

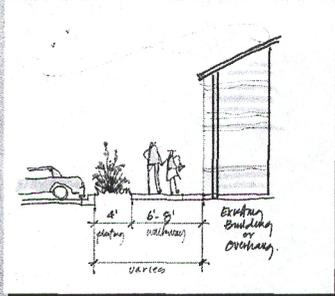
- A buffer from traffic
- A continuous & consistent path to travel
- Shade a necessity in summer
- Space wide enough to walk side by side
 - minimum 6 feet (2 wheelchairs or 2 people)
 - 8 feet means several people can pass one another



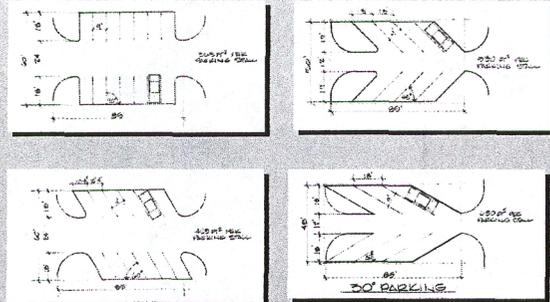
Streetscape Option – narrow R/W



Streetscape Option – next to buildings



Parking Arrangements

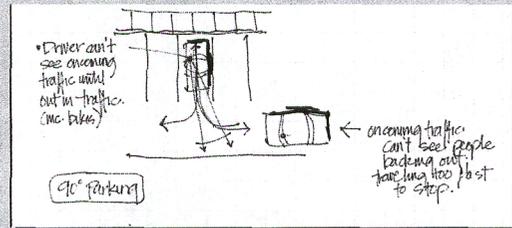


What about parking?

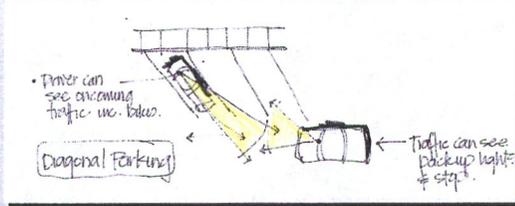
- 90 degree/head in parking suggested in Parking Plan
 - meant for parking lots, not streets
 - good for less than 5 mph speeds
- Recommended 45 degree diagonal parking
 - safer, more visibility
 - creates some green areas
 - easy in/out for drivers



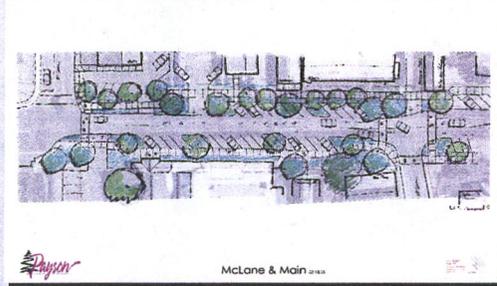
90 Degree Parking



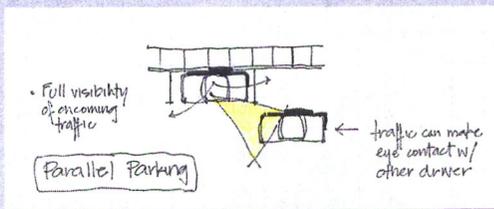
Diagonal Parking



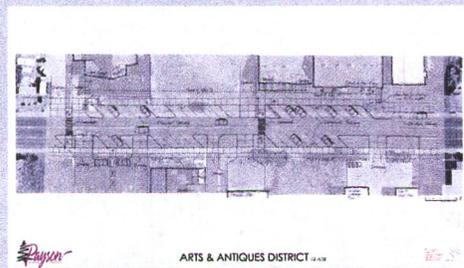
Concept Sketch McLane to McLane



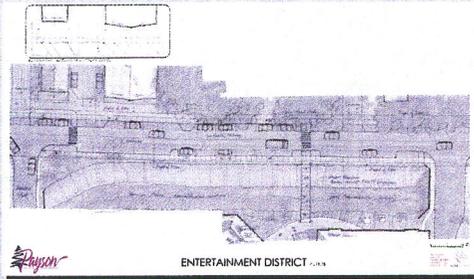
Parallel Parking



Concept Sketch Arts & Antiques District @ Westerly Drive



Concept Sketch Entertainment District @ Sawmill Crossing



Walkways



Cocoa Brown



Mesquite Brown



Toffee



Concrete Stains add color to poured concrete

Other Important Design Features

- Lighting
 - historic reference, not mimicry (distinct but compatible)
 - consistent light level
- Trees & other plants
 - drought tolerant & low water
 - offer people shade
 - attention to business visibility
- Walkways
 - color with stain affordable aesthetic

Street Lighting



Trees



QUESTIONS?

Next Steps

- Approval of Vision, Planning Framework & Streetscape Plan
- ADOT Scoping Report & Environmental Review
- Construction Documents
- Construction using ADOT TE funds
- Application for next ADOT funding cycle

**Documentation and Evaluation of
Historic Resources along Main Street
in the Town of Payson, Arizona**

Prepared for

Town of Payson

As consultants to

A Dye Design Inc.

Prepared by

SWCA Environmental Consultants

June 2008

**DOCUMENTATION AND EVALUATION OF
HISTORIC RESOURCES ALONG MAIN STREET IN THE
TOWN OF PAYSON, ARIZONA**

Prepared for

Town of Payson

As consultants to

A Dye Design Inc.

Prepared by

James W. Steely
Adrienne Tremblay

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SWCA Project Number 13606

June 2008

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- B. The Secretary of the Interior's Guidelines for the Treatment of Historic Properties

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ABSTRACT

Undertaking

This report identifies and evaluates historic resources (inclusive of buildings, structures, archaeological sites, landscapes, etc.) along West Main Street in historic downtown Payson. The planned Main Street Streetscape Improvement project, with federal Transportation Enhancement (TE) funding through the Arizona Department of Transportation and Town of Payson, will improve pedestrian circulation and access in the original central business area: removal of existing rolled curb and installation of vertical curb and gutter, roadway paving and re-striping, ADA compliant ramps, new sidewalks, landscaping, lighting, and furnishings. The linear project thus will potentially affect historic-age properties, prehistoric archeological deposits, and traditional cultural properties (TCPs) adjacent to the linear project.

The undertaking's first-phase area of potential effects (APE), for the purposes of Section 106 of the National Historic Preservation Act, encompasses West Main Street along parts of its 400–600 blocks. SWCA Environmental Consultants (SWCA) staff studied, documented, and evaluated these parcels and their extant resources (buildings, structures, mature trees) in December 2007 and performed condition checks in 2008 throughout reviews of this report in draft.

SWCA also reviewed the balance of West Main Street—east to its intersection with State Route (SR) 87 and west to Green Valley Parkway—for the current conditions of previously identified historic properties. Future phases of this comprehensive Transportation Enhancement undertaking could potentially impact these additional lengths of West Main Street. Thus, SWCA simultaneously investigated all of West Main Street for historic properties that meet current criteria and for potential future impacts on those properties for this report. SWCA thus studied an APE for historic-age resources of one-property deep along all of Main Street; SWCA also studied an APE for archeological and traditional cultural properties within a 1-mile radius of the entire street length.

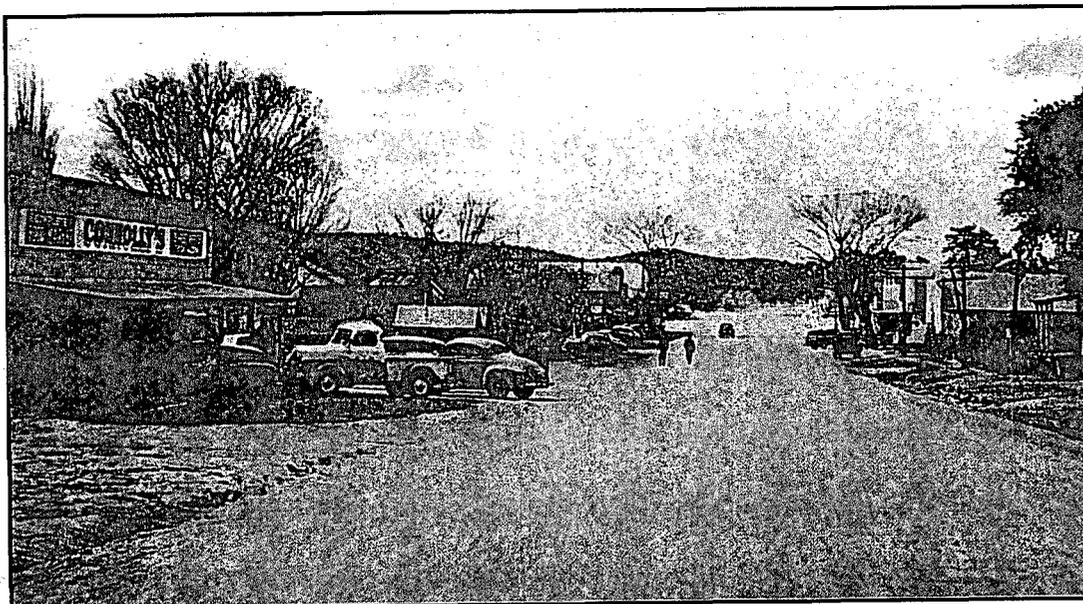


Figure A. Main Street, Payson, Arizona, ca. 1950, looking west from the 500 block. Photograph courtesy of Rim Country Museum.

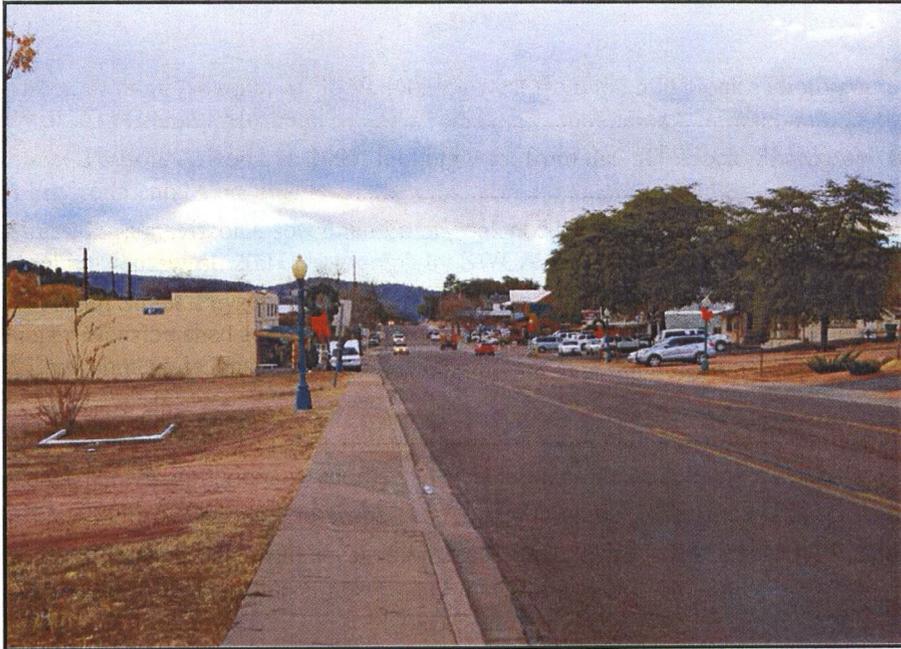


Figure B. Main Street, Payson, Arizona, in 2007, looking west from the 500 block. Photograph by SWCA Environmental Consultants.

Methodology

The task of identifying historic and archeological resources along Payson's Main Street in 2007–2008 began with a number of existing surveys, studies, interpretive efforts and AZSITE literature search. Foremost among previous studies was a 1990–1991 survey (see Table 2, Appendix A) and report on the original urban center of Payson (Ryden 1991). Other recent studies proved useful as well, especially the various ca. 2000 interpretation projects of historian Stan Brown (n.d. [a–c]) that resulted in a current driving and walking tour, and associated bronze narrative plaques fastened to places of interest along Main Street. In addition, through decades of local studies, archeologists have investigated many resources within 1 mile of the project (see Table 1, Figure 2) and have recorded several discoveries of prehistoric human burials and associated artifacts in close proximity to West Main Street and the current undertaking; at least two incidents were within the undertaking's APE.

SWCA linked current conditions with these earlier studies and applied the criteria of significance for the National Register of Historic Places (NRHP), as well as the NRHP aspects of integrity, to the surviving historic-age buildings and other resources along the Main Street APE (see Tables 1 and 2, Figures 3 and 4). The re-evaluation of surviving properties identified in the 1990 survey and the ca. 2000 *Walking or Driving Tour* (Brown n.d. [a]), along with evaluation of potential pre-historic, historic, and TCPs not previously considered, followed *The Arizona State Historic Preservation Office Policy Statement for Recommendations of Eligibility to the Arizona Register of Historic Places* (Garrison 1992). "Eligibility" for this project (see Table 2, Figure 5) means the current evaluated NRHP status, both for individual properties and within a potential historic district in the current APE. In the case of a district, an "Eligible" recommendation is also a "Contributing" recommendation within the potential district boundary (see Figure 4).

Recommendations

After completing the literature search, on-site resources evaluation, and consideration of the Transportation Enhancement undertaking's current and future phases, SWCA drew the following conclusions.

Payson's Main Street is a primary and literal connection for the community to its history. Throughout its entire length, West Main Street from the intersection of SR 87 west through downtown to Rim Country Museum is recognizable as a historic thoroughfare. The street passes through a grove¹ of vintage Emory oaks and links turn-of-the-century houses and shops, early-twentieth-century Bungalows, and mid-twentieth-century stores. The cultural landscape of Main Street also encompasses evidence of centuries of human occupation in this hospitable place, ranging from the southward slope of the land, to the Emory oaks that bear witness to the continuum of historic and prehistoric events.

Within the undertaking's historic-properties APE, SWCA evaluated 23 resources where buildings occupy town lots of varying widths and depths along West Main Street (see Table 2, Figure 5). Also within this APE, a potential historic district (see Figure 5) is recommended NRHP eligible, having survived a multitude of changes in the past 50 years since the completion of the connecting Bee Line Highway (SR 87) in 1958. This proposed "Payson Main Street Historic District" within the project's first-phase undertaking hosts 11 properties evaluated in 2008 as Contributing and six as Noncontributing. Pre-1958 Noncontributing properties inside the recommended boundary retain sufficient features to be rehabilitated and consequently re-evaluated for Contributing status. The recommended district extends farther west to encompass 22 additional historic-age residential, religious, and education buildings and lots with historic retaining walls and other features (see Table 3, Figure 4).

In addition to the historic commercial and residential mix of properties within the recommended district, SWCA recommends an NRHP-eligible Traditional Cultural Property (TCP) generally within the grove of Emory oaks along the length of West Main Street. The long tradition of seasonal Apache gatherings of acorns here meets the TCP circumstance of "a location where Native American religious practitioners have historically gone, and are known to go today, to perform ceremonial activities in accordance with traditional cultural rules of practice" (Parker and King 1990:1).

The overall Transportation Enhancement undertaking would have "no adverse effect" on any of these recommended-eligible properties in the APEs—historic-age and archeological properties, and the TCP—provided that the project's construction remains within the present Main Street rights-of-way and that any new materials introduced to Main Street—streetlights, signs, furniture, etc.—meet the Secretary of the Interior's Standards for the Treatment of Historic Properties (see Appendix B).

Since the undertaking has no adverse effect and takes no right of way for this pedestrian-improvement project, no properties are present that meet the additional evaluation requirements of Section 4(f) of the Department of Transportation Act of 1966, as amended.

In addition, the west end of West Main Street, including the APE, should be considered archaeologically sensitive since several prehistoric sites have been documented near Main Street. Although no archeological sites have been officially documented within the historic-properties APE, any excavation activities should be monitored by a professional archeologist, since buried human remains and artifacts have surfaced during recent projects within this APE (see Figure 5).

¹ "Grove" describes the continuous east-west propagation of Emory oaks along West Main Street between American Gulch to the south and higher elevations on the north. Historic photos show a once-denser concentration of trees in this grove, but their habitat is still evident through many large surviving examples.

Chapter 1

NATIVE AMERICAN USE OF THE MAIN STREET AREA, PAYSON, GILA COUNTY, ARIZONA

Adrienne Tremblay

1.1 INTRODUCTION

Payson's Main Street lies along a wooded shelf above a riparian area along American Gulch, within the Green Valley of northwest Gila County (Figure 1). The Green Valley and American Gulch were, and are, the source of valuable resources, such as water, game, and edible plants. Because of these resources and location, the area around present Main Street has had a long history of occupation, beginning in the prehistoric period. Prehistoric Native Americans of various cultures came to the Green Valley to live, grow crops, and exploit wild resources. Their use of the Green Valley was part of larger settlement and subsistence patterns for the Green and Star valleys. Historic and modern Apache groups also were attracted to the resources available in the valley and continue to exploit these resources today.

1.2 CULTURE HISTORY

The following Native American culture history is adapted from North et al. (2005) and Redman (1993).

Prehistoric Period

Payson and the surrounding area are in the transition zone for several well-documented cultures (Sinagua, Hohokam, Anasazi, Mogollon, and Salado), but the cultural sequence in the region itself has not been as well documented. Most Paleoindian and Early Archaic artifacts in the Payson area are isolated projectile points that indicate occasional use of the area for hunting and other short-term activities (Huckell 1978). During the Middle and Late Archaic periods, there is an increase in the frequency of sites, which consist of base camps, flaked stone scatters, or rock shelter sites such as the Horton Rock shelter (Hohmann 1988; Redman 1993). Use of the Payson area by Archaic hunter-gatherers seems to have been primarily for resource procurement as they moved through the landscape.

The end of the Archaic period saw drastic changes in settlement patterns, subsistence base, and technology in the Payson area, as in the rest of Arizona. Dating for this transition is uncertain for the Payson area, since there are few chronometric dates. Traditionally, the end of the Archaic has been placed at A.D. 700, since by that time ceramics and pit houses are found in the region. One such site has recently been excavated in Little Green Valley (Herr et al. 2000). The appearance of these Hohokam-style ceramics and pit houses signaled the beginning of the Union Park phase (A.D. 700–1000) (Redman 1993; Wood 1985). Ceramic types found include Santa Cruz and Sacaton red-on-buff as well as Gila plainware (Redman 1993). It is not known whether the appearance of these new traits represents a large-scale immigration of Hohokam to the area, intensive contact between Hohokam and Late Archaic groups indigenous to the area, or a combination of the two. Population in the Payson area during the Union Park phase is low, and most sites are widely spaced, small settlements.

From A.D. 1000–1150, known as the Star Valley phase, the Payson area experienced a growth in population and the establishment of settlements consisting of small masonry structures (Redman 1993). Although Hohokam red-on-buff ceramics were still used, black-on-white ceramics from the north begin to

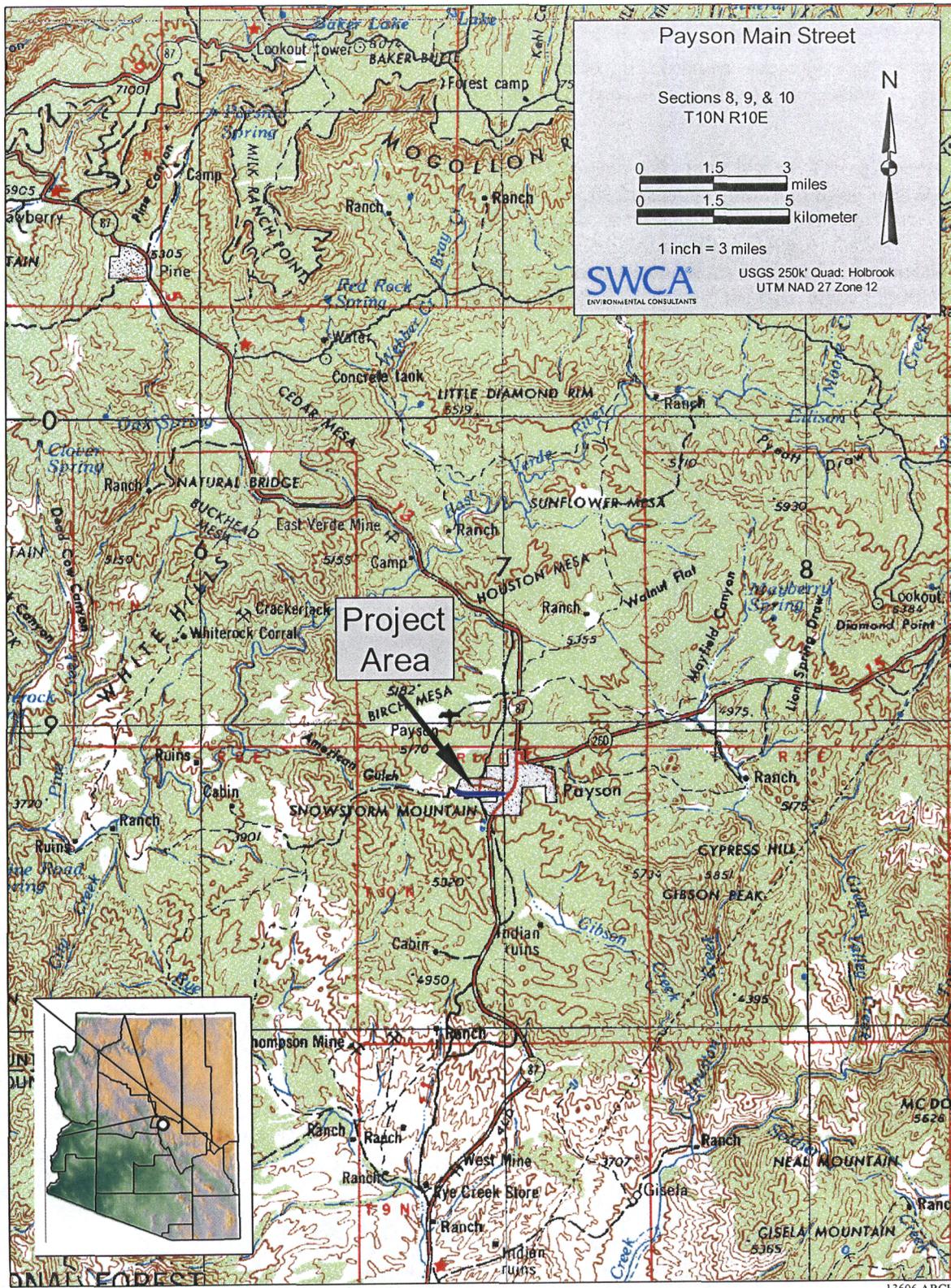


Figure 1. General location of the project area.

appear in Star Valley phase assemblages (North et al. 2005). Just south of the town of Payson, AZ O:15:17(ASM) (the Payson Ruin), was settled during the Star Valley phase. The Payson Ruin is located on a bluff overlooking the Green Valley to the north and consists of approximately 15 masonry rooms, bedrock metates, and Tonto Plain ceramics (North et al. 2005).

After the Star Valley phase, the Payson phase (A.D. 1150–1250) was characterized by the appearance of larger villages with smaller surrounding hamlets in Round, Green, and Star valleys and on Houston Mesa (Redman 1993). Ceramics commonly found at Payson phase villages mostly consist of locally manufactured plain wares and red wares. At the end of the Payson phase in A.D. 1300, the region was abandoned, and the few remaining people were widely dispersed across the landscape (North et al. 2005; Redman 1993).

Protohistoric Period

People began moving back into the Payson area in the A.D. 1600s with the arrival of Western Apache groups from the north (Basso 1983) and possibly Yavapai groups from the west (Khera and Mariella 1983). Both groups practiced a mixed economy of agriculture and hunting and gathering with similar material cultures (Khera and Mariella 1983). Apache and Yavapai protohistoric period sites are characterized by stone rings for wickiup shelters, roasting pits, and the use of rock shelters and caves (Basso 1983; Gilpin and Phillips 1997; Khera and Mariella 1983). Many earlier archaeological sites were reused by the Apache, including the Payson Ruin. The Apache appear to have been the more dominant group up until the late 1800s when indigenous groups in the region were threatened by the arrival of Euro-American settlers (Lindhauer 1991). In the 1860s, the U.S. military began removing Apaches, and some Yavapai, to Fort Verde and then the San Carlos Reservation.

As the Apache were being moved out of the area, ranchers, farmers, and loggers began moving in. When the Apache began leaving the San Carlos Reservation at the turn of the twentieth century, they returned to their homes to find that settlers had taken over their land (North et al. 2005). Some did stay in the Payson area and found work building roads and dams. In 1972, a reservation south of the Payson was granted to the local Apaches (North et al. 2005).

1.3 PREVIOUS RESEARCH

Archaeological records were checked at the Arizona State Historic Preservation Office (SHPO) to determine the location of any recorded archaeological sites in and around the project area. SWCA also consulted the AZSITE database, which includes records from the Arizona State Museum (ASM), Arizona State University (ASU), and the Bureau of Land Management, for previously recorded sites in the project area and within a 1-mile radius of the project area (*SHPO Standards for Conducting and Reporting Cultural Resource Surveys on State Lands IV.E.4.b*).

An archaeological records search of the entire West Main Street alignment and of a 1-mile radius of the alignment indicates that one archaeological site has been documented near the alignment but outside the current undertaking's area of potential effects (APE). Twenty-three sites have been identified within a 1-mile radius of the project area (Table 1, Figure 2). These sites are affiliated with Native American and Euro-American cultures.

Table 1. Previously Recorded Archaeological Sites and Historic Properties within a 1-Mile Radius of the Project Area

Site No.	Site Description	NRHP* Eligibility [†]
AZ AA:6:63(ASM)	Historic highway SR 87, which measures 58.7 miles. It was built in the 1920s and 1930s as part of the state highway system.	Variable
AZ O:12:33(ASM)	A section of historic highway SR 260, constructed in the 1930s–1940s.	Variable
AZ O:15:102(ASM)	The remains of a bridge, including a metal road sign, concrete pillar, and standing rock and concrete walls. Northern remnant is associated with collapsed wall segments in gulch bottom. Pre-1946.	Unknown
AZ O:15:155(ASM)	A pre-World War II historic refuse scatter that includes glass, metal, and ceramics; there is a prehistoric component consisting of lithics, ground stone, and ceramics within the site's boundaries.	Not Eligible
AZ U:8:60(ASM)	A historic road that began as a pre-1890 military trail. It was realigned in 1892 and subsequently named Forest Highway 9. It has since gone through several realignments and alterations and was replaced by SR 87 (the Beeline Highway) in the late 1950s.	Eligible
AZ O:15:34(ASU)	Includes an excavated prehistoric surface room with ceramics and lithics.	Unknown
AZ O:15:41(ASU)	A room structure with ceramic and lithic artifacts.	Unknown
AZ O:15:42(ASU)	Includes a prehistoric surface room and lithics.	Unknown
AZ O:15:59(ASU)	Includes 45 prehistoric surface rooms made with rubble-cobble construction, a rubble-cobble coursed wall along a cliff edge, bedrock grinding stones, and ceramics.	Unknown
AZ O:15:62(ASU)	Includes a prehistoric surface room and ceramics.	Unknown
AZ O:15:63(ASU)	Includes a prehistoric surface room and ceramics.	Unknown
AZ O:15:73(ASU)	A series of prehistoric agricultural terraces excavated in 1984. Artifacts recovered include ceramics and lithics.	Unknown
AZ O:15:74(ASU)	No information available in AZSITE database.	Unknown
AZ O:15:75(ASU)	Multi-component site that includes two field houses, a quarry, bedrock metates, check dams, lithics, and diagnostic ceramics.	Unknown
AZ O:15:76(ASU)	A prehistoric artifact scatter and a historic mining shaft (1930–1945); excavated in 1984.	Unknown
AZ O:15:77(ASU)	A historic wall associated with early grazing rights and ranges; excavated in 1984.	Unknown
AZ O:15:78(ASU)	An artifact scatter, small "sleeping circle," rock cairn, bedrock metate, lithics, and prehistoric ceramics.	Unknown
AZ O:15:79(ASU)	A two-room prehistoric masonry structure, bedrock metate, lithics, and diagnostic ceramics.	Unknown
AZ O:15:80(ASU)	Two prehistoric surface rooms, bedrock metates, lithics, and ceramics.	Unknown
AZ O:15:81(ASU)	An extensive prehistoric artifact scatter, 18 agricultural terraces, bedrock mortars, a metate, remnants of a brush structure and a storage cist, lithics, and diagnostic ceramics.	Unknown
AZ O:15:82(ASU)	Includes a prehistoric room block, lithics, ground stone, and ceramics.	Unknown
AZ O:15:116(ASU)	Includes prehistoric artifacts and a historic concrete foundation and artifacts, human remains, and prehistoric artifacts. Tested in 1993 and excavated in 1995. Location of prehistoric site is uncertain.	Unknown
AZ O:15:117(ASU)	Includes prehistoric ceramics, lithics, ground stone, and human remains.	Unknown
NA9228	Historic fortified mesa top dwellings with two rooms and walls. Prehistoric procurement area nearby.	Unknown
(Historic Buildings)	1991 historic resource survey of Main Street, Frontier Street, and cross streets.	Various; see Table 2 in Chapter 2

*NRHP = National Register of Historic Places.

[†]Data were obtained from AZSITE and may represent SHPO determinations or recorder recommendations.

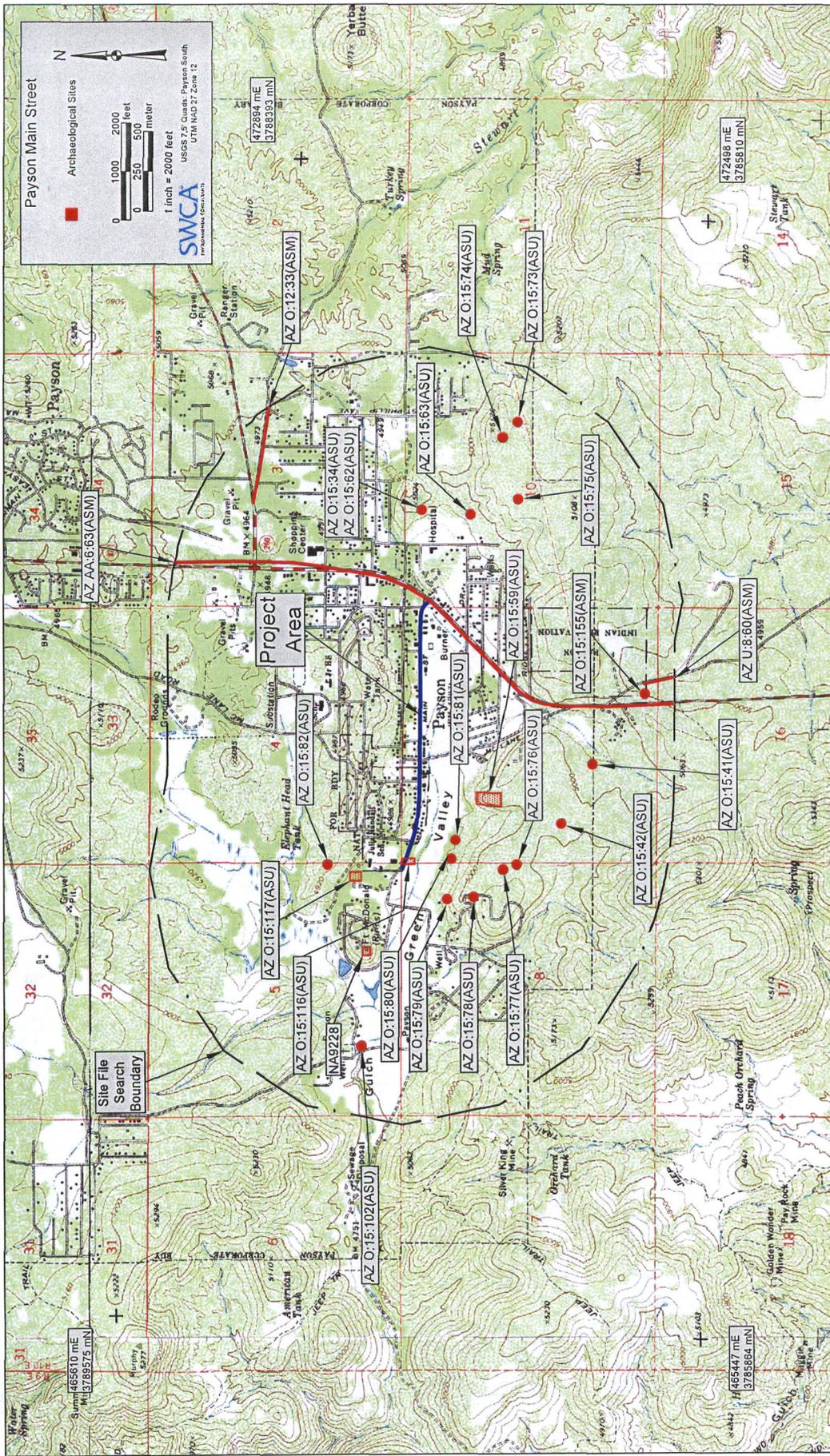


Figure 2. Project area showing previously recorded sites.

Known Prehistoric, Historic, and Current Native American Resources along Main Street

Prehistoric Sites

One archaeological site, AZ O:15:116(ASU), has been recorded at the west end of West Main Street. AZ O:15:116(ASU) was originally recorded by ASU in 1993 as a multi-component site. Prehistoric artifacts included ceramics, flaked stone, shell, and ground stone. The Historic period was represented by a concrete foundation and glass. The site was excavated in 1995 by T. Howell, but the location of the site was not certain at the time. According to AZSITE, one infant burial was discovered at the site. According to informant from the Town of Payson, a second female burial was also excavated during investigations. It is unclear whether either burial was prehistoric.

A second, unofficially recorded, archaeological site may be on the property of Anna Mae Deming at 710 West Main Street. Mrs. Deming's property is on the north side of the street in a primarily residential area of West Main Street; originally, her property line stretched north to Frontier Street. In 1963, Deming's 12-year-old neighbor Duane Kaufman reportedly found a skeleton from a Native American burial in Deming's back yard, dug the bones up along with projectile points and ceramic sherds, and hid the skeleton in a crawlspace of the nearby Julia Randall Elementary School. Kaufman and his friends apparently used the remains to scare classmates until he was caught by the school. Although Kaufman's visits to the remains then stopped, the bones were never removed and were found again in 2003 (*Payson Roundup* 2007a).² The bones were sent to ASU, where John Madsen verified that they were prehistoric (*Payson Roundup* 2007b).³ No further archaeological work has been done on the Deming property.

Penny Minturn of Bioarch, LLC, in a current project-related interview, also indicated that prehistoric human remains have been found along West Main Street in the 500–600 block areas in recent years (personal communication, Minturn 2007). A human burial was found in front of the Oxbow Inn while crews were digging for a electric line at a relatively recent but unrecorded date. Those remains were reburied in place, according to Minturn. Minturn also said that a few human bones were found at 608 West Main, the northwest corner of McLane Avenue and Main Street and previous site of the early 1900s Rock Store, during the 2001 construction of the present corner park. According to Minturn, the bones were reburied in the area. Informants from the Town of Payson disputed this claim saying that the only other human remains found along Main Street were located at 619 West Main Street.

Several other prehistoric artifact scatters have been documented in the general vicinity of West Main Street. The ready availability of water, game, acorns (see "Historic/Modern" below), and other resources in the area would have been very attractive to prehistoric populations, and the area's proximity to the Payson Ruin suggests that previously undocumented prehistoric cultural resources, including human burials, may be present along West Main Street.

Historic/Modern Apache Subsistence along Main Street

Payson's Main Street is situated within a native Emory oak (*Quercus emoryi*) grove that provides acorns for members of the Apache, specially the White Mountain Apache. Oak acorns are one of the primary foodstuffs for the Apache. The acorns are collected in late summer and are roasted for consumption (Basso 1983).

² Available at: <http://www.paysonroundup.com/section/localnews/storypr/12403>. Accessed November 12, 2007.

³ Available at: <http://www.paysonroundup.com/section/localnews/storypr/12529>. Accessed November 12, 2007.

It is likely that before the arrival of white settlers to Payson, this grove was a stop on the seasonal gathering round of the Apache. Although maize was an important foodstuff for the Apache prior to the arrival of the Euro-Americans, their diet was heavily supplemented by a variety of hunted and gathered wild foods (Basso 1983). After the crops of maize, beans, and squash were planted in April and began to sprout in May, Apache groups moved across the landscape gathering wild plant foods, beginning with mescal tubers. Cacti fruit was gathered from lower elevations in the early summer, mesquite beans and acorns in the late summers, and piñon nuts and juniper berries in the fall.

Historically, Apache social organization was based on matrilineal family groups consisting of related women and their husbands, but led by a headman who was responsible for organizing subsistence activities (Basso 1983). Gathering groups were made up of related women, usually women and their daughters. These groups would also help one another in the planting, care, and harvesting of crops (Basso 1983; Goodwin 1942). The women formed the basic social unit for the Apache that was in charge of agriculture and plant gathering, while the men hunted game during the spring, summer, and fall.

Today, in the late summer, White Mountain Apache can be found gathering acorns along Payson's Main Street and in the Rim Country Museum park and golf course at the west end of the street. As such, the Payson West Main Street area (Figure 3) could be considered significant to religious and cultural traditions—a traditional cultural property (TCP)—in cultural resource evaluations, to acknowledge this honored and continuing use of Payson's Emory oaks by the Apache.

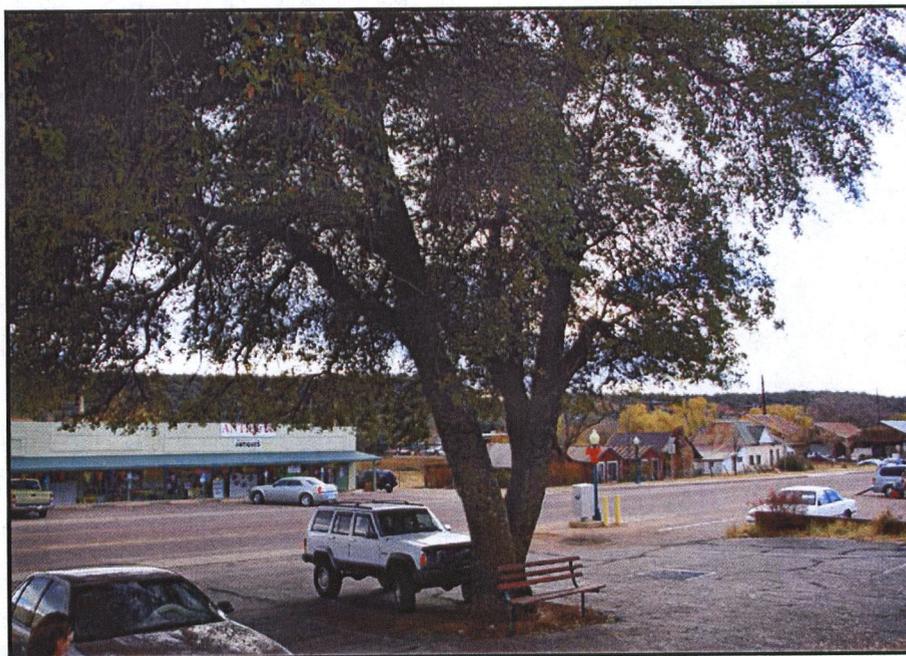


Figure C. Main Street, Payson Arizona, specimen Emory oak at 510 West Main Street (Women's Club), looking southwest. Photograph by SWCA Environmental Consultants, 2007.

Chapter 2

HISTORIC PERIOD PROPERTIES ON MAIN STREET, PAYSON, GILA COUNTY, ARIZONA

James Steely and Adrienne Tremblay

2.1 SUMMARY

Payson's Main Street is a primary and literal connection for the community to its history. Throughout its entire length, West Main Street—from the intersection of State Route (SR) 87 west through downtown to the old U.S. Department of Agriculture Forest Service Ranger Station/Rim Country Museum—is recognizable as a historic thoroughfare dating to the completion of SR 87 in 1958. West Main Street passes through the vintage Emory oak grove and by a pre-1958 assemblage of turn-of-the-century houses and shops, early-twentieth-century bungalows, and mid-twentieth-century stores (Figure 4).

The cultural landscape of Main Street also encompasses evidence of centuries of human occupation in this hospitable place, ranging from the pronounced southward slope of the land toward American Gulch in the Green Valley, to those large Emory oaks that bear witness to the continuum of historic and prehistoric events.

2.2 PREVIOUS RESEARCH

The report *A Historic Resource Survey of Payson, Arizona* (Ryden 1991) and individual survey forms (Ryden 1991:Table 2) generally encompassed the west–east lengths of parallel Main and Frontier streets, and Summit-Randall Lane, and their cross streets of Oak, McLane, and Bootleg Alley (Appendix A). The “History of Payson” chapter (Ryden 1991) includes a town chronicle through the 1990s, written by project historian Richard E. Lynch. This history concentrated primarily on the 1880s through the 1930s; it generally did not contextually link buildings and town development with economic and cultural episodes, and it had little property-related information on post–World War II Payson development.

The 1990–1991 project (Ryden 1991) included Arizona State Historic Property Inventory forms for each property in that project's study area, with invaluable photographs of 1990 conditions, but with minimal condition assessments. Unfortunately and without explanation in the report, the entire 100–300 blocks and parts of the 400–500 blocks of West Main Street were not evaluated in 1990. Lots within the survey area were recorded with individual survey forms, apparently completed by local volunteers; these forms offer few specific construction dates and no NRHP eligibility recommendations. The narrative report begins (as a kickoff of the 1990–1991 investigation) by implying that NRHP-eligible historic districts (Ryden 1991:1, 7) may be present in Payson⁴, but concludes by recommending no NRHP-eligible district (Ryden 1991:57) because of a lack of integrity and loss of associated groups of buildings and other resources along Main and Frontier streets. As a result of this language and the report's accompanying map of the survey area, some subsequent researchers have assumed that a Main Street Historic District was either recommended at the time or was subsequently listed in the NRHP. However, not until the current (2008) effort has a district been recommended.

⁴ Perhaps Ryden (1991) inadvertently copied this language from a different community anticipating multiple districts.



Figure 3. Payson West Main Street, historic-properties Area of Potential Effects.

Around 199, historian Stan Brown (reportedly living in Prescott in 2008) pursued an assignment to compile histories and photographs on each West Main Street address for *A Walking or Driving Tour of Historic Main Street Payson, Arizona* (n.d. [a]) and intermittent interpretive plaques (n.d. [b]). His work resulted in creation of individual files (n.d. [c]) on each address. He was not contacted during the 2007–2008 project evaluation, but town staff noted that his work was sponsored by a grant from the Arizona Department of Commerce. Brown’s invaluable files hold copies of historic photographs, pertinent excerpts from his Anna Mae Deming interview in 1999, newspaper clippings, and other materials that provide dates and data on Main Street properties and in general. Field checks for the 2007–2008 evaluation along West Main Street largely corroborated Brown’s dates and data for individual resources on the tour and verified that this work is generally more accurate than that of Ryden (1991).

In 2004, Cathy Boone, credited as “Secretary Payson Main Street Office,” produced the Ox Bow Inn NRHP Registration Form. The nomination, resulting in an individual NRHP listing for the Ox Bow Inn, 607 West Main Street, describes how an entrepreneur in the 1940s combined two 1930s buildings into a single business, and then how subsequent owners in the 1950s remodeled the two evolving facades into the Ox Bow Inn’s (almost) present appearance. The property is listed only under NRHP Criterion A—an acknowledgment that its architectural integrity (Criterion C) is suspect—for its association with Payson’s Main Street history through commercial, entertainment, and tourism activities.

2.3 EVALUATION IN THE UNDERTAKING’S APE

The evaluation of historic-age properties along Main Street within the undertaking’s first-phase APE from the 400–600 blocks of West Main (Table 2) follows *The Arizona State Historic Preservation Office Policy Statement for Recommendations of Eligibility to the Arizona Register of Historic Places* (Garrison 1992). Eligible/Not Eligible in 2008 also conveys respective Contributing/Noncontributing status in a potential NRHP historic district.

Table 2. Historic Properties within the undertaking’s first-phase APE*

Address	1991 Inventory No.	Property Description	NRHP Eligibility (1991) [†]	NRHP Eligibility (2008)
410 West Main <i>Chilton House</i>	N/A	1920s bungalow once belonging to Napoleon “Boss” and Emma Pieper Chilton. A post-1960 slump-block store is now in front of the house.	N/A	Eligible (house) Not Eligible (store)
412 West Main	14-23	Ca. 1960 one-story wood frame building.	Not Eligible	Not Eligible
414 West Main	14-15A	Ca. 1930 wood frame house built by Wes and Maggi Powers; walls stuccoed and porch enclosed ca. 2006.	Eligible	Not Eligible
500 West Main	14-12	Ca. 1925 stone house with 2003 HUD/CDBG [‡] grant-funded modifications, including inappropriate-style wood trim.	Eligible	Eligible
501 West Main <i>Connolly’s Food Market, Post Office (1940s)</i>	N/A	Concrete block commercial building built by the Connolly family in 1947 as a food market and the Post Office. Small one-story building (house?), at rear of property, may be gone.	N/A	Eligible
502 West Main	14-11	Mobile home, unchanged from 1991 in 2007.	Not Eligible	Not Eligible
503 West Main	15-2	Concrete block commercial building built by the Connolly family in the 1950s. Small two-story wood-frame building (house?) at rear of property.	N/A	Eligible
505 West Main <i>Pieper Mansion Sidles Mud House</i>	15-1	Ca. 1910 Second Empire Style (Mansard roof) house (Pieper Mansion); an 1890s house made of mud poured in wood slip forms; and several wood frame guest houses.	Sidles Mud House—Eligible	Eligible (entire group of buildings)

Table 2. Historic Properties within the undertaking's first-phase APE* (Continued)

Address	1991 Inventory No.	Property Description	NRHP Eligibility (1991) [†]	NRHP Eligibility (2008)
510 West Main <i>Payson Women's Club</i>	15-2	Payson Women's Club: 1920s bungalow style concrete-block building constructed in 1951; library addition credited to 1985, but probably earlier.	Eligible	Eligible
512 West Main/ 514 West Main	14-5	Senior Center (west, 512) and connected one-story commercial building (east, 514) constructed after 1960.	Not Eligible	Not Eligible
518 West Main	14-3	1970s two-story wood frame building constructed in the early-twentieth-century boom town style.	Not Eligible	Not Eligible
520 West Main <i>Pieper Saloon</i>	14-4	Original adobe building built in the 1890s; ca. 1915 commercial configuration apparently intact in 1991 but altered by 2007 with new siding, windows, and façade details.	Eligible	Not Eligible
600 West Main	13-5	Stone veneer one-story building, with "1959" carved into one façade stone; sandstone blocks are from the Payson Commercial building which burned down in 1938; rear structure and roof are of recent materials and configuration.	Not Eligible	Not Eligible
601 West Main <i>Bus Barn</i>	10-18	Steel frame and wood garage and gasoline service station built in 1934 on the site of the Tammany Hall Saloon.	Eligible	Eligible
602 West Main <i>Post Office (1930s)</i>	13-4A	Wood frame building built ca. 1915, recent log-veneer siding on facade, pressed-board siding on sides, and a western boomtown façade have been added.	Eligible	Not Eligible
603 West Main	10-6	1915 wood frame house with board and batten siding, served as Judge Randall's home and court, façade altered in the 1950s to boomtown style along with 605, similar to Ox Bow Inn.	Not Eligible	Eligible
604 West Main <i>Shell Gas Station</i>	13-3	Ca. 1950s one-story commercial building that was originally a gas station.	Not Eligible	Not Eligible
605 West Main	10-7	1946 wood frame house with board and batten siding, built as the Hathaway Trading Post, façade altered in the 1950s to boomtown style along with 603, similar to Ox Bow Inn.	Not Eligible	Eligible
606 West Main	13-2	Ca. 1970 commercial building.	Not Eligible	Not Eligible
607 West Main Ox Bow Inn	10-15	Ox Bow Inn consists of the Payson Hotel, now the Ox Bow Inn, and the Randall Motor Company, now the Ox Bow Saloon. The two buildings were combined into one function in 1945 and renovated with new boomtown facades about 1954.	Not Eligible	Listed (2004) (thus "Eligible" and Contributing)
608 West Main	9-15	Pocket park with kiosks replaced railroad refrigerator cars serving as cold storage in 1991; prior home of the "Rock Store."	Not Eligible	Not Eligible
610 West Main <i>Lone Pine Inn</i>	9-10	Ca. 1915 wood frame house with a front gable and a wing, now known as the Lone Pine Inn with some alterations to balustrades.	Eligible	Eligible
615 West Main	10-14	Former location of the sheet-metal clad Winchester Saloon destroyed by fire in 1997.	Eligible	Not Eligible

* 410–615 West Main, properties facing Main Street.

† Eligibility recommendations for 1991 are assumed, since the forms did not indicate resource status.

‡ CDBG = federal Community Development Block Grants; HUD = U.S. Department of Housing and Urban Development.

2.4 EVALUATION OF OTHER PROPERTIES ON WEST MAIN STREET

Table 3 shows the characteristics of properties that are east and west of the first-phase APE.

Table 3. Individual Properties in the APE outside the 400-600 blocks, facing West Main Street from SR87 west to the Rim Country Museum complex.

Address	1991 Inventory No.	Property Description	NRHP Eligibility (1991) [†]	NRHP Eligibility (2008)
<i>The following seven properties are east of the undertaking's first-phase APE, were not recorded in 1991, and currently (2008) are the only buildings in that part of West Main Street that appear to be ca. 50 years old</i>				
200 West Main <i>Powers House;</i> <i>'Main Street Grille'</i>	NA	1920s wood-frame bungalow survives in front; rear additions now part of restaurant.	NA	Eligible
208 West Main <i>'Arizona Coil'</i>	NA	Ca. 1948 stuccoed commercial building, with recent major alterations to façade and awning.	NA	Not Eligible
210 West Main <i>'The New Ewe' Salon</i>	NA	Ca. 1948 concrete block commercial building, with recent major alterations to façade and awning; former site of wood-frame Hathaway Trading Post.	NA	Not Eligible
214 West Main <i>'Rim Sight & Sound'</i> <i>electronics</i>	NA	Ca. 1960 brick commercial building, with recent major alterations to façade and roof.	NA	Not Eligible
216 West Main <i>Payson Drug;</i> <i>'Antiques'</i>	NA	Ca. 1958 wood-frame commercial building with slight alterations to façade.	NA	Eligible
302 West Main <i>Title-Shedd-Fears</i> <i>Cottage;</i> <i>now 'Thomas Eye</i> <i>Clinic'</i>	NA	Ca. 1945 (Title occupancy) wood-frame cottage, with extensive 1951 (Fears occupancy) and later additions; now a commercial property preserving several mature Emory oak trees.	NA	Eligible (pending confirmation of current configuration)
408 West Main <i>(various)</i>	NA	Ca. 1965 brick and concrete block commercial strip center, east end 2-story; built by Audrie Harrison.	NA	Not Eligible (not yet 50 years old)
<i>The following 22 properties are west of the undertaking's first-phase APE, were recorded on 1991 survey forms, and are within a westward continuation of the recommended historic district</i>				
700 West Payson <i>Hillgass House</i>	9-9c	1928 (dated contract in Brown n.d. [c] vertical file) wood frame Bungalow with rustic stone foundation and features, in excellent condition but currently clad with artificial siding.	Eligible	Eligible
702 West Main <i>Neal House</i>	9-8	1929 wood frame Sears kit house (Deming 1999), later rented by Deming family; demolished between 1991 and 2007.	Eligible	N/A
703 West Main <i>Platt House</i>	10-10, 10-11	10-10: ca. 1910 wood frame L-plan cottage with wraparound porches, recently infilled on east side; 10-11: two board-and-batten outbuildings (1991 survey only shows one at SE).	Eligible	Eligible
704 West Main <i>Hardt House</i>	9-7b	In 1991, two ca. 1915 sheds survived on this property that once hosted a ca. 1915 house; in 2007, only the rear shed remained, along with a pre-1958 poured concrete retaining wall.	Eligible	Not Eligible
705 West Main <i>Chilson House</i>	10-9	1915 wood frame side-gable cottage, with some alterations but in original form.	Eligible	Eligible
707 West Main	10-8	Ca. 1970 tract house, perhaps a manufactured home, or "double-wide."	Not Eligible	Not Eligible
708 West Main <i>Welker House</i>	9-6	Appears as a ca. 1964 wood frame bungalow configuration with exceptional stonework at chimney and double retaining walls; vertical file notes that the original house was built in 1927.	N/A	Not Eligible (not yet 50 years old)

Table 3. Individual Properties in the APE outside the 400-600 blocks, facing West Main Street from SR87 west to the Rim Country Museum complex (Continued).

Address	1991 Inventory No.	Property Description	NRHP Eligibility (1991) [†]	NRHP Eligibility (2008)
709 West Main	10-7	Ca. 1920 wood frame side-gable cottage with artificial siding but retaining form.	Eligible	Eligible
710 West Main <i>Vaughn-Deming House</i>	9-5	1927 wood frame cross-gable bungalow with some alterations but retaining form; built by Star Valley rancher Al Vaughn, but sold to Jim and Anna Mae Deming in 1941.	Eligible	Eligible
712 West Main <i>Franklin House</i>	9-4	1920 wood frame front-gable cottage with many alterations if original; fine landscape stone work in double retaining walls.	Not Eligible	Not Eligible
714 West Main <i>Franklin House site</i>	9-3	Ca. 1975 trailer home occupies stone wall landscaped lot intended after 1920 by A. J. Franklin for his house, never built.	Not Eligible	Not Eligible
715 West Main <i>'Rustix Furniture'</i>	10-5	Ca. 1980 split-level brick commercial building; shed added to lower floor after 1991.	Not Eligible	Not Eligible
800 West Main <i>Presbyterian Church</i>	9-2	1938 mill-trimmed log building with shingled gable ends; some alterations, including log-veneer on south end; Eligible/Contributing manse—former church building—at rear (north).	Eligible	Eligible
801 West Main <i>Lavender-Casterson House</i>	10-4	Ca. 1926 wood frame side-gable cottage, with artificial siding but retaining form.	Not Eligible	Eligible
802 West Main <i>Community Presbyterian Church</i>	9-1	Ca. 1985 modern shed-roof sanctuary and wings.	Not Eligible	Not Eligible
803 West Main <i>Payson Art Center</i>	10-3	Ca. 1970 modern wing-roofed series of spaces.	Not Eligible	Not Eligible
805 West Main <i>Pyle House</i>	10-2?	1916 (if surviving) house now within free-form residence with complex floor plan and roof structure.	Not Eligible	Not Eligible
706 South Oak (corner West Main) <i>Risser House?</i>	?	1912 wood-frame cottage and full-width screened porch; retains original form; <i>Risser House</i> in Brown n.d. (a) is #702, a log house.	Eligible	Eligible
807 West Main	10-1	Ca. 1965 wood frame residence with complex roof forms; horizontal siding added to plywood exterior after 1991.	Not Eligible	Not Eligible
902 West Main <i>Julia Randall School</i>	2-1	1932 stone schoolhouse with ca. 1935 north addition; original block not New Deal, north stone wing possible Works Progress Administration; later additions also to north.	Eligible	Eligible
1001 West Main (700 Green Valley Parkway) <i>Ranger Complex</i>	1-1A, 1-1B	1933 wood frame bungalow Ranger family house for Payson Ranger District, Tonto National Forest, probably built by Civilian Conservation Corps; after 1995 home of Rim Country Museum, including 1-1-B ca. 1980 two-story concrete replica of former downtown hotel.	Eligible	Eligible (Ranger house)
1003 West Main <i>Ranger Office</i>	1-1C	1932 wood frame shotgun form with front porch; unaltered, now part of museum.	Eligible	Eligible

[†] Eligibility recommendations for 1991 are assumed, since the forms did not indicate resource status.

2.5 CURRENT CONDITIONS

Payson's Main Street, as noted above, is recognizable in 2008 as a historic thoroughfare with a surviving collection of pre-1958 historic properties that observe relatively strong aspects of NRHP integrity through location, association, feeling, and setting. Other aspects of NRHP integrity survive in varying degrees: design, materials, and workmanship. The latter three integrity aspects are historic Main Street's most fragile. Recent "revitalization" efforts such as federal CDBG grants from the U.S. Department of Housing and Urban Development, and other building-owner changes, have resulted in inappropriate alterations and further loss of design, materials, and workmanship on several individual buildings in the current undertaking's APE (e.g., 500 and 520 West Main).

The NRHP integrity of "setting"—the physical environment—is intact along Main Street in the APE through "relationships between buildings and other features [and] open space." Setting is retained within distinct parts of the APE in the 400–600 blocks of West Main, "between the propert[ies] and [their] surroundings," as defined by the NRHP (Savage and Pope 1997). Associated Main Street "features" that predate 1958 include masonry retaining walls (at 520 and 610 West Main) and the Emory Oaks (at 414, 500, and 510 West Main). "Open space" includes the setbacks of commercial and residential buildings and the historic urban-lot spacing between those buildings. See Figures 2, 3, and 5 for overviews of the APEs, historic properties, and recommended historic district.

Integrity of "design" for the entire historic West Main Street landscape of properties, features, and open space is apparent in surviving pre-1958 building forms and plans, urban lots, and the alignment of Main Street itself. As the primary axis of a potential historic district, parts of West Main Street retain "spatial relationships between major features; visual rhythms in [the] streetscape [and] landscape plantings; the layout and materials of walkways and roads; and the relationship of other features" (Savage and Pope 1997).

Historic streetscape and landscape characteristics in the APE particularly survive in most of West Main Street's true east-west alignment—parallel to Frontier Street that falls on the federal-survey section line—and the block-long "jog" that carries McLane Street along its general south-north meander through Green Valley and the historic town.

2.6 CONCLUSIONS

While Payson's Main Street has lost a number of original and significant properties over the years (e.g., the Rock Store at 608 West Main) and following the 1991 historic properties survey (e.g., the Winchester Saloon at 615 West Main), it retains in 2008 many historic properties and an urban landscape with substantial integrity (Figure D). Interestingly, the successful 2004 NRHP nomination of the Ox Bow Saloon (Boone 2004), a property of questionable historic integrity in 1991 that has little precise physical history, established a moderate standard for NRHP eligibility through local significance of its historic-age neighbors.

As a result of these combined circumstances, the "Payson Main Street Historic District" (see Figure 4) is recommended eligible for the NRHP—local significance under criterion A in the areas of commerce and social history, period of significance 1882–1958—as a result of the 2007–2008 evaluation. Within the undertaking's first-phase APE, SWCA's 2008 recommendation for the district encompasses 16 properties, of which 11 were evaluated Eligible (Contributing) and six Not Eligible (Noncontributing) (see Table 2, Figure 4). The Noncontributing properties that predate 1958 inside the recommended boundary retain sufficient features to be rehabilitated in the future and consequently re-evaluated for Contributing status.

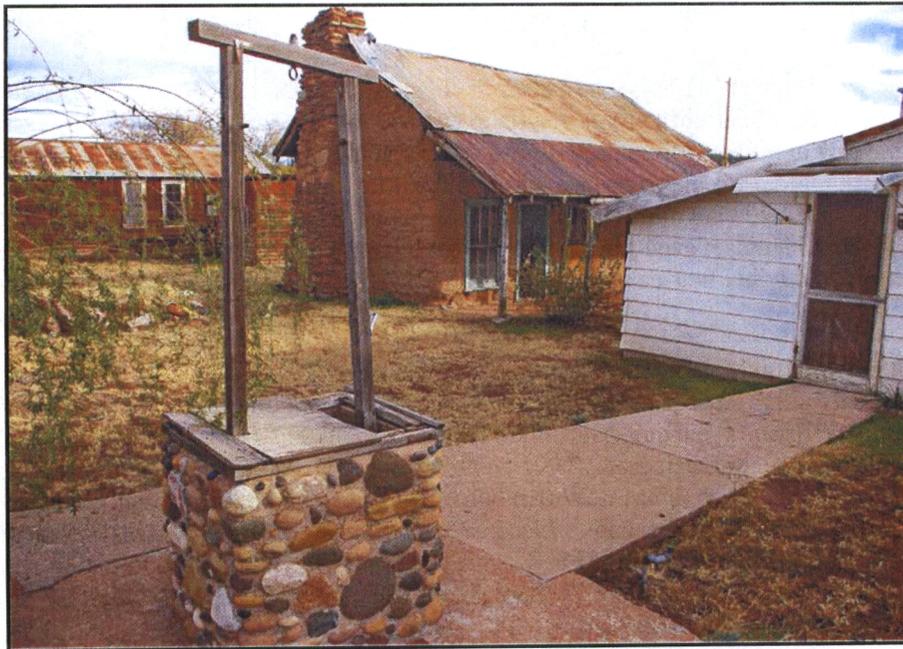


Figure D. 505 West Main Street, Payson, Arizona, 1882 “Sidles Mud House” (center), framed by ca. 1890 Pieper Mansion shed addition (right) and 1930s rental cabins (left). 2007 photograph by SWCA Environmental Consultants.

The recommended district also extends west, beyond the undertaking’s first-phase APE to the Ranger Station/Rim Country Museum Park, to encompass 22 additional historic-age residential, religious, and education buildings and lots. East of the undertaking’s first-phase APE and the recommended historic district, at least six additional resources (see Table 3) are more than 50 years old, retain substantial integrity to historic Main Street during its pre-1958 heyday, and are worthy of preservation as individual resources.

Chapter 3

SUMMARY OF SECTION 106 EVALUATION: TRANSPORTATION ENHANCEMENT PROJECT, MAIN STREET, PAYSON, GILA COUNTY, ARIZONA

James Steely

3.1 HISTORIC PLACES IDENTIFIED

The historic-properties APE for the entire undertaking was defined as the street and all platted properties, one property deep, on the north and south sides of West Main Street between SR87 and the Green Valley Parkway (at the Ranger Station/Rim County Museum Park). SWCA also studied an APE for archeological and traditional cultural properties within a 1-mile radius of the entire street length.

The Transportation Enhancement project's first phase will reconstruct Main Street in Payson between the 400 and 600 blocks of West Main. This undertaking has the potential to affect the historic alignment itself and properties with resources sharing the northern and southern boundaries of the street's right-of-way.

In addition to re-evaluating all West Main Street properties between SR 87 to the east and the Rim County Museum to the west, SWCA re-evaluated all historic properties along Main Street identified in 1991 (Ryden) and ca. 2000 (Brown) and other previous investigations within the historic properties APE (see Tables 2 and 3). Finally, SWCA's architectural historian and an SWCA archeologist investigated all properties and their associated resources within the undertaking's APE for any other potential historic buildings, structures, sites, objects, and district currently meeting the criteria and integrity of the NRHP.

SWCA identified 52 properties for investigation throughout the alignment of West Main Street, leading to recommendations regarding their NRHP eligibility in 2008 (see Tables 2 and 3).

3.2 EVALUATIONS FOR NRHP ELIGIBILITY

A number of individual buildings in the undertaking's APE, all identified in the 1991 survey, continue to meet the NRHP criteria of significance at the local level under criterion A in the areas of commerce and social history, period of significance 1882–1958. See Table 2 for the individual evaluations of 23 Eligible and Not Eligible historic-age properties in the first-phase APE and Table 3 for 29 other evaluated resources in the overall APE.

Within the historic properties APE are individual properties comprising a significant concentration of buildings united historically and aesthetically by early urban planning and subsequent physical development. Therefore, a historic district is recommended eligible for the NRHP within the undertaking's first-phase APE (see boundary map at Figure 4) that encompasses properties in a potential "Payson Main Street Historic District," of which 11 were evaluated in 2008 as Contributing and six as Noncontributing. The recommended district also extends west to encompass 22 additional residential, religious, and education buildings and lots first evaluated in 1991.

In addition to the historic commercial and residential mix of properties within the potential district, SWCA recommends an NRHP-eligible TCP generally within the grove of surviving Emory oaks along the entire length of West Main Street. The long tradition of seasonal Apache gatherings of acorns here meets the TCP circumstance of "a location where Native American religious practitioners have

historically gone, and are known to go today, to perform ceremonial activities in accordance with traditional cultural rules of practice” (Parker and King 1990:1).

3.3 EFFECTS OF THE UNDERTAKING ON HISTORIC PROPERTIES

The Transportation Enhancement undertaking in the present and future phases will have “no adverse effect” on any of the recommended-eligible historic-age properties in the APE, if the project’s scope is unchanged, if construction remains within the present Main Street public right-of-way, and if any new materials introduced to Main Street—streetlights, signs, furniture, etc.—meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Appendix B).

Any excavation activities should be monitored by a professional archeologist, since buried human remains and artifacts have surfaced during recent projects within the undertaking’s APE (see Figure 3).

Since the undertaking has no adverse effect and takes no right of way for this pedestrian-improvement project, no properties are present that meet the additional evaluation requirements of Section 4(f) of the Department of Transportation Act of 1966, as amended.

3.4 RECOMMENDED PROCEDURES

The current Transportation Enhancement undertaking is an opportunity to re-focus public and private efforts on the preservation of historic West Main Street in Payson. The re-design and rebuilding of the street infrastructure could 1) slow vehicular traffic as an advantage to merchants and residents in historic buildings, 2) distinguish the historic south-north “jog” of McLane Street across east-west Main Street, and 3) provide a better pedestrian atmosphere along with interpretation of the history of Main Street and its historic occupants.

Specific recommended procedures for Main Street are as follows:

- The recommended NRHP historic district boundaries include a number of currently Noncontributing buildings that otherwise retain original plans and roof forms. Recent exterior alterations to these historic-age buildings could be reversed as part of the overall revitalization of Main Street, and their conditions could be reconsidered thereafter for Contributing status in the historic district.
- The town’s planning officials and Main Street program, sponsors of the current Transportation Enhancement undertaking, should link the street’s physical improvements with accepted historic preservation practices (see Appendix B) essential to retaining Payson Main Street’s “sense of place” as the historic heart and center of the community.
- The west end of Main Street should be considered archaeologically sensitive since several prehistoric sites have been documented officially and unofficially near and on Main Street. Although no formally documented sites exist in the APE, any excavation activities should be monitored by a professional archeologist, since buried human remains and artifacts have surfaced during recent projects (see Figures 2 and 4). The results should be formally recorded to enhance Payson’s understanding of its rich heritage before the arrival of Euro-Americans.

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This NRHP nomination, resulting in an individual listing for the Ox Bow Inn, 607 West Main Street, describes how an entrepreneur combined two 1930s buildings into a single business in the late 1940s, and then how subsequent owners in the 1950s remodeled the two evolving facades into the Ox Bow Inn's (almost) present appearance. The property is listing only under NRHP Criterion A—an acknowledgment that its architectural integrity (Criterion C) is suspect—for its association with Payson's Main Street commercial and business history.

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- 1991 Flora and Fauna. In *The Archaeology of Star Valley, Arizona: Variation in Small Communities*, edited by Owen Lindhauer, Ronna J. Bradley, and Charles L. Redman, pp. 27–30. Anthropological Field Studies No. 24. Office of Cultural Resource Management, Department of Anthropology, Arizona State University, Tempe.

Brown, Stan (interviewer)

- 1999 Anna Mae Deming Interview: Traveling by Car through the Historic District of Payson. May 21, 1999. Manuscript on file, Northern Gila County Historical Society.

Interview with Anna Mae Deming, the longtime “Weather Lady,” of Payson, Arizona. Topics include her memories of when buildings on Main Street were built, who built them, and who lived or worked there, as well as events in the life of Mrs. Deming.

Brown, Stan

- n.d. (a) *A Walking or Driving Tour of Historic Main Street Payson, Arizona*. Rim Country Press, Payson.

Booklet issued by the Northern Gila County Historical Society giving detailed histories of each address on Main Street. Brown apparently worked under an Arizona Department of Commerce grant, drawing from his 1999 Anna Mae Deming interview and other oral and written sources for this information. Field checks for SWCA's 2007–2008 project evaluation along Payson Main Street largely corroborated Brown's data for individual resources on the tour, and verified that this work is generally more accurate than Ryden (1991).

- n.d. (b) Cast bronze plaques on buildings and at points of interest along Main Street.

This interpretive information variously repeats or reflects Brown's compilations for *A Walking or Driving Tour* (Brown n.d. [a]).

- n.d. (c) Vertical files at the Northern Gila County Historical Society.

Brown's assignment (sponsored apparently by an Arizona Department of Commerce grant) to compile histories and photographs on each Main Street address for *A Walking or Driving Tour* (n.d. [a]) and interpretive plaques (n.d. [b]) resulted in creation of individual files on each address. These files hold copies of historic photographs, pertinent excerpts from

Brown's 1999 Anna Mae Deming interview, newspaper clippings, and other material that provides dates and data on Main Street properties and in general.

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Murphy, Ira

- 1974 *Brief History of Payson, Arizona*. Payson Library Board of Directors, Payson.

This booklet is a short history written under the direction of the Payson Library Board of Directors, Payson Women's Club. The booklet covers many topics in Payson history, including mining, cattle ranching, roads, schools, saw mills, and law and order.

North, Chris, Dennis Gilpin, F. Michael O'Hara III, and Alan Ferg

- 2005 *An Ethnohistoric Survey of the Payson Ranger District*. Cultural Resources Report No. 04-374. SWCA Environmental Consultants, Phoenix.

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Pyle, Jinx, and Jayne Peace

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1991 A Historic Resource Survey of Payson Arizona. Don W. Ryden, AIA/Architects, Inc., Phoenix.

Report and individual survey forms from the 1990–1991 historic building survey of Payson, funded in part with a grant from the State Historic Preservation Office, that encompassed the west–east lengths of parallel Main and Frontier streets, and Summit/Randall Lane, and their cross streets. The summary report includes a history of Payson purportedly through the 1990s, written by project historian Richard E. Lynch. This history focused primarily on the 1880s through the 1930s; it did not generally contextually link buildings and town development with economic and cultural episodes, and had little property-related information on post–World War II Payson development. The report includes 1991 Arizona State Historic Property Inventory forms for each property in the study area, with invaluable photographs of 1990 conditions, but minimal integrity assessments. The report begins (as a kickoff of the 1990–1991 investigation) by implying that NRHP-eligible historic districts (pp. 1, 7) may be present in downtown Payson, but concludes by recommending no NRHP-eligible district (p. 57) as a result of a lack of integrity and loss of associated groups of buildings and other resources along Main and Frontier streets. Perhaps the front matter of the report was inadvertently copied from another project that anticipated multiple districts. Unfortunately, this language and accompanying map of the survey area have led some subsequent researchers to assume that a Main Street Historic District was either recommended in 1991 or actually listed in the NRHP; neither case was true, until the current (2008) eligibility recommendation.

Savage, Beth, and Sarah Dillard Pope

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Town of Payson

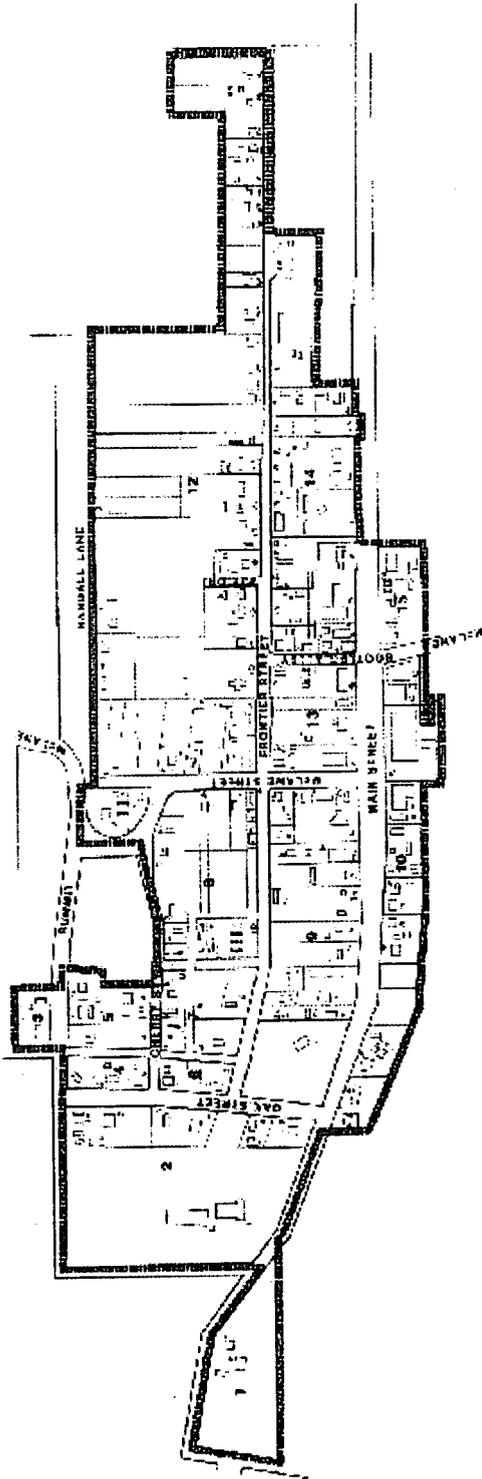
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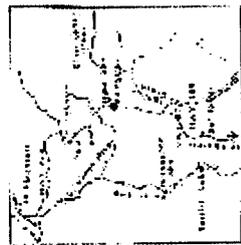
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APPENDIX A

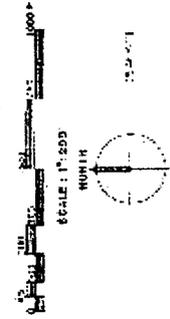
1991 "Payson Historic Resource Survey Study Area" Map



PAYSON HISTORIC RESOURCE SURVEY STUDY AREA



LOCATION MAP



APPENDIX B

The Secretary of the Interior's Guidelines for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.