

102 Roadrunner Drive
 Sedona, Arizona 86336
 TDD (928) 204-7102
 www.SedonaAZ.gov

AGENDA
CITY OF SEDONA
Historic Preservation Commission
Wednesday, August 29, 2012 – 4:00 pm

Pursuant to ARS 38-431.02 notice is hereby given that the Historic Preservation Commission will hold a meeting open to the public on **Wednesday, August 29, 2012 at 4:00 p.m.** in the **Council Chambers** at Sedona City Hall located at **102 Roadrunner Drive, Sedona, Arizona.**

1. Verification of notice, call to order, roll call and Pledge of Allegiance.
2. Public forum for items not on agenda. Limit of 3 minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
3. Commission and staff announcements and summary of current matters.
4. **PUBLIC HEARING:** Discussion/possible action regarding a request for Historic Landmark Designation approval of the Dorothy Philips House (1955). The subject property is further identified as Assessor's Parcel 408-02-097 H (Yavapai County).

Case No.: HL 12-01 (Register Number 024)
Applicant: Heisinger Family Trust by Dellann and Peter Heisinger
Address: 400 Color Cove Rd, Sedona, Arizona 86336

5. Discussion/possible action on status of historic resource surveys.
6. Discussion/possible action on a naming policy for Local Historic Landmark properties.
7. Discussion/possible action on endangered properties including properties which are Local Historic Landmarks and/or listed on the National Register of Historic Places.
8. Discussion/possible action on proposed 2012-2013 Sedona's Most Endangered Places list.
9. Discussion/possible action on recognition of historic buildings or sites which are not eligible for local historic landmark designation.
10. Discussion/possible action regarding future meeting dates and future agenda items.
11. Adjournment.

Audree Juhlin

 Audree Juhlin, Interim Community Development Director

Kathy Deer for:

 Brynn Burkee Unger, Chairman

Posted Date: _____ Time: _____ By: _____

This is to notify the public that members of the City Council may attend this Historic Preservation Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Note: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Historic Preservation Commission and to the general public that the Historic Preservation Commission will hold the above open meeting.



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STAFF REPORT

To: Historic Preservation Commission

From: Kathy Levin, Associate Planner *KLV*
Department of Community Development

Subject: HL 12-01 (Historic Register No. 024)
Dorothy Philips House (1955)

Meeting Date: August 29, 2012

The Historic Preservation Commission has the authority to review property nominations for designation as Historic Landmarks in accordance with the Sedona Land Development Code, Article 15, Section 1505.06D. The Landmark review criteria are outlined in Section 1507.03 of the Code and included at the end of this report. The Commission renders its decision based upon consistency with the criteria.

The application for Designation of Landmark for the "Dorothy Philips House" is attached for Commission review.

Background

Case number HL 12-01 proposes to designate the Dorothy Philips House as an Historic Landmark. The property is located at 400 Color Cove Road and is approximately 3.14 - acres in size.

History

This home was built by Dorothy Philips in 1955 on a 6-acre parcel. It was designed by the Phoenix architecture firm of Weaver and Drover, now DWL Partners and Planners, Inc.

Much of what we know about Dorothy comes from an interview conducted with Lee Philips on June 28, 2012. Lee was married to Olin Philips, Dorothy's nephew.

Dorothy's father was Obadiah Philips, a high school teacher and minister in Pittsburgh, PA. She had one brother, Eugene and a sister Mabel. Mabel and her husband (last name McLachlin) had a daughter and a son. In the late 1800s, they lived as missionaries in China. Mabel's daughter died in a horse-riding accident and is buried in Shanghai.

Dorothy was employed as the secretary to the President of La Gloria Corporation in Corpus Christi, Texas. The president of the company, Robert T. Wilson and

his wife Suzanne (Sue) Colton Wilson acquired the Fern Mountain Ranch in Flagstaff in 1928 and Dorothy was invited to the Wilsons' ranch to spend time there in the summer. Sue Wilson was the sister of Dr. Harold S. Colton, co-founder with Mary-Russell Ferrell Colton of the Museum of Northern Arizona in 1928. (Fern Mountain Ranch was donated to the Nature Conservancy in 1994). The Coltons owned a home on Color Cove Road in Sedona and a winter home in Tucson.

Lee Philips believes that since Dorothy often traveled with the Wilsons, was included in all of their social events, and was a single woman, that this association led to her visiting with the Coltons in Flagstaff and in Sedona. Eventually, it led to her purchase of the 6-acre property on Color Cove Road for her retirement home.

Dorothy included a one-bedroom apartment in the design of her home for her widowed sister Mabel. Mabel lived there for two years until her death in 1957. Later, Dorothy had a full time housekeeper, Goldie, who lived in the apartment and was responsible for Dorothy's home and cooking. Dorothy lived in the home for 17 years until her death in 1972.

Lee described Dorothy as a very private person, so much so, that not until after her death did the family learn that she was a major donor to the new Sedona library on Jordan Road. When Lee and Olin visited the library under construction, Dorothy never let on that she helped build it. An article in the Red Rock News following Dorothy's death, acknowledged her as member of the Library Board of Trustees, one of its "most devoted and generous friends" and the "anonymous donor of all the stonework which gave the building the beauty so much admired". Lee also described her as having a brilliant mind and a person who lived in a man's world at the oil company.

Dorothy Philips died in 1972 at the age of 75. She is buried alongside her sister Mabel in the Sedona Community Cemetery.

Dorothy gifted her home on Color Cove Road to Olin Philips and Olin and his wife Lee lived there from 1972-1979. Dorothy must have been very fond of Olin as she also took him on trips during his childhood. In 1980, the property was sold to Shirley and John Coakley. The Coakleys added a separate "Trophy Room and Office".

Lee Phillips has two black and white photos of Dorothy and three large professional photos of the home taken by Beinlich Photography for Advertising of Phoenix which have been included in this staff report. Photographs from the website of DWL Partners and Planners, Inc. (formerly Weaver and Drover) are also included.

Description

The Dorothy Philips House was built in a ranch-like contemporary style and is approximately 2240sf in size. Its distinctive and timeless features include the use of indirect lighting through clerestory windows, a bank of windows to the northeast that frame red-rock vistas, radiant heating under the floors, exposed western cedar beams and 6 ft. overhangs around the house. It was designed to Dorothy's specifications to be insulated well, minimize summer heat gain and maximize the winter sun as described in her attached letter to Frederick P. Weaver, Jr. dated Feb, 27, 1952. The interior includes built-in cabinetry, book cases, a desk and built-ins for "bridge tables". The original blueprints also note such details as a silverware drawer designed with "velvet flocking" and a kitchen "vegetable storage" area. A contract dated Sept. 1, 1954 between Dorothy Philips and Weaver and Drover named Asa G. Eckel (Eckel Construction Co. in Prescott) as contractor and the construction cost as \$82,947.00. This sum was greater than the \$50,000.00 Dorothy originally proposed for a budget in a letter dated March 31, 1952 attached.

The exterior of the house is made from "pumice masonry units" (concrete blocks) faced by "roman brick" and it is surrounded by flagstone patios. There is an extensive covered outdoor breezeway connecting the main house to a one-bedroom apartment. Dorothy was concerned about how to best protect her house from fire and these construction materials were selected.

The Dorothy Philips House was built to capture the long views of the red rock buttes on an original site of 6-acres. The neighborhood was rural in the 1950's and continues to convey this feeling with homes situated on large lots set back from the road many of which include horse barns and corrals .

Condition

The Dorothy Philips House is in excellent condition both inside and out and has been carefully maintained by its current owners to insure its historic qualities.

Integrity

There has been one separate addition to the property after the original home was built. According to a "Rural Field Worksheet" in the Yavapai County records, a "Trophy room and Office" measuring 20 x 24 ft. was constructed in 1980 and added to the Az. Department of Revenue rolls. Since this is a separate structure and located away from the main house, it is not seen as significant enough to compromise integrity. In addition, the barbeque has been removed from the wall in the breezeway.

After the Coakley ownership and before the current owners purchased the property, approximately 3 acres were sold off. While the size of the parcel that the home is located on has been reduced over time, its location and vegetation suggest the context in which once existed.

Consistency with Landmark Criteria

In staff's opinion, the Dorothy Philips House meets the evaluation criteria for designation as a Historic Landmark in accordance with the Land Development Code, Article 15, §1507.03 as follows:

- 1) The house possesses integrity of design, materials, and workmanship and has maintained these qualities since it was constructed.
- 2) The house was built in 1955 and has achieved significance as an example of an architect-designed contemporary ranch-style home designed for the high desert.

In addition, the Dorothy Philips House meets evaluation criteria (A) and (C) below:

- A. Association with events that have made significant contributions to the broad patterns of our history.

This home was built in the mid 1950's when there were approximately 500 people living in the Sedona area, development was scattered, and there were just a few subdivisions. This period of settlement in the late 1940's to mid-1950's was unique due to the filming of western movies in and around Sedona, cattle ranching, and the character of the individuals who were drawn to the area. These residents included notable artists Nassan Gobran and Max Ernst; educators Hamilton and Babs Warren, founders of the Verde Valley School; Helen and Jack Frye, community-minded Cecil Lockhart-Smith, and writers such as Elizabeth and Douglas Rigby.

During the time that the home was being built, some of the earliest subdivisions were being developed in Sedona. These include the nearby Kachina subdivision, Harmony Hills, Oak Creek Cliffs, and the Sedona subdivisions.

- C. Embodiment of distinctive characteristics of a type, period or method of construction, or representing the work of a master, or high artistic values or representing a significant and distinguishable entity whose components may lack individual distinctiveness.

Dorothy Philips hired the Phoenix architecture firm of Weaver and Drover founded in 1949 to design her Sedona home and Frederick P. Weaver, Jr. prepared the technical drawings. The home design is environmentally sensitive and its indoor and outdoor spaces celebrate the natural beauty of Sedona through the use of large view windows, clerestory windows, and the expansive breezeway.

According to the firm now known as DWL Architects + Planners, Inc. the job file was opened up in 1952 and the Phillips' home was their 7th project during that year. The blueprints are dated July 24, 1954. Among the firm's many large-scale jobs in Arizona are Terminal 2 at Sky Harbor Airport (1962), the Hayden

Library at ASU (1966), the well-known geodesic dome Valley National Bank on Camelback Road completed in 1968, and the Wells Fargo Arena at ASU (1974).

According to Mike Haake, a long-term architect in the firm, the team of Fred Weaver and Dick Drover was "almost symbiotic". "They had an interdependent relationship. Dick was the designer and Fred was the technician/manager. Fred put the buildings together".

Haake believes that at the time this house was completed, "it would have been typical for Dick Drover to design the home and Fred Weaver to supervise the drafting of the construction documents". But, almost 60 years later, "it is very difficult to verify, but it is most likely that the true "designer" of the Philips house is Dick Drover". Haake writes: "I believe it is unfair to either Fred Weaver or Dick Drover to separate them in their work. They were truly a team". Thus the house could be best described as a Weaver-Drover design.

Fred Weaver received his Bachelor of Architecture from USC in 1936. In 1949, he formed the firm of Weaver and Drover with Dick Drover. In 1964, he was named a fellow in the American Institute of Architects. Dick Drover graduated from the Univ. of Illinois in 1939 and was awarded the Plym Fellowship for design in 1949. Haake states that "because of Drover's Illinois background, it was difficult for him not to be influenced by Frank Lloyd Wright. He had studied many of Wright's Oak Park residences and other designs throughout the Midwest".

Staff Recommendation

Staff is supportive of designating the "Dorothy Philips House" as an historical landmark. Accordingly, staff recommends approval of Case No. 12-01 (Historic Register No. 24).

Recommended Motion

I, (Commission member), move to approve the landmark designation for Case Number HL 12-01 (Historic Register No. 024) to designate the Dorothy Philips House located at 400 Color Cove Road as an historic landmark based upon the consistency with the historic landmark evaluation criteria outlined in the Sedona Land Development Code.

Landmark Designation Criteria (Land Development Code §1507.03)

1507.03 Landmark Designation Criteria. The Commission shall evaluate each structure, site, building or property within an area that is included in an application and may designate it as a landmark if it is determined to possess integrity of location, design, setting, materials, workmanship, feeling and association; and, being at least 50 years old or having achieved significance within the past 50 years if the property is of exceptional importance; and

exhibits one or more of the following:

- A. Association with events that have made significant contributions to the broad patterns of our history; or
- B. Association with the lives of persons significant in our past; or
- C. Embodiment of distinctive characteristics of a type, period or method of construction, or representing the work of a master, or high artistic values or representing a significant and distinguishable entity whose components may lack individual distinctiveness; or
- D. Information important in the understanding of the pre-history or history of our community.

References

Historic Resource Survey # 280, City of Sedona

Yavapai County, AZ Recorder's Office website and microfiche records

Original blueprints dated July 24, 1954, File # 5207, "A Residence for Miss Dorothy Phillips, Sedona, AZ.

Feb. 27, 1952 Letter from Dorothy Philips to Frederick P. Weaver, Jr. of Weaver and Drover

Mar. 31, 1952 Letter from Dorothy Philips to Frederick P. Weaver, Jr. of Weaver and Drover

Agreement for architectural and contractor services dated Sept. 1, 1954 between Dorothy Philips and Weaver and Drover

Staff interview of Lee Phillips at her home on June 28, 2012 in Sedona, AZ

Aug. 13, 2012 e-mail communication from Michael L. Haake, AIA of DWL Partners + Planners, Inc. to staff

DWL Partners + Planners, Inc. website



**SEDONA HISTORIC PRESERVATION
DESIGNATION of LANDMARK
APPLICATION**

City of Sedona • 102 Roadrunner Drive • Sedona, AZ 86336
928-282-1154 • 928- 204-7124 (fax)

HL No. 12-01
Date Received 6/28/12
Fee Amt. 150.00 Rec'd 7/19/12
Initials Kmf

HRS # 280

1. Applicant Information:

Name Heisinger Family Trust Owner? Yes No
Mailing Address 400 Colov Cove Rd.
Phone No. 928.204.6462 Fax No. _____ E-Mail sedonavaranch@
Contact (if other than above) Dellmann & Peter Heisinger seuthlink.net

2. Identification of Proposed Landmark:

Historic Name Dorothy Phillips House
Location 400 Colov Cove Rd.
Name of Owner SAA
Address _____
Phone No. (if other than above) _____

Assessor's Parcel Number 408-02-097H

Please check desired historic designation:

- Landmark:
 - Structure(s), identify House
 - Property
 - Partial Property, describe _____
 - Other, explain _____
- District

3. Historic Information:

Historic Use(s) Residence

Present Use(s) Residence

Building Type Ranch-style contemporary Construction Date(s) 1955

Architect/builder Weaver & Drove Architects

Integrity Excellent

Condition: Excellent Good Fair Poor Condemned

Explain if necessary _____

Desired Eligibility Status: Local State National

4. Description of Property (attach a separate sheet if necessary):

Site -

Size of Parcel 3.14 ac.

Site Character Level. Natural and ornamental vegetation; garden, fruit trees & grape orchard. Red-rock views.

Building -

Number of Stories 1 Total Floor Area 2240

Foundation Material Stone, concrete

Structural Material(s) _____

Exterior Wall Material(s) Red "L.A." brick; 10" walls; clear western cedar, exposed soffits.

Applied Ornamentation _____

Roof Type Shed Roof Material New metal roof; original shingles, gravel, later covered with foam

Eaves Treatment _____

Windows Wood fixed pane, some aluminum sliding windows

Entry _____

Porch(es) Large breezeway; cement planters

Storefront _____

Notable Interior Unusual exposed, laminated wood beams, same color as original; indirect*

Outbuildings _____

Alterations _____

* light into living room; interior light fixtures; radiant floor heat through clerestory windows

5. Areas of Historic Significance:

- Commerce Community Planning Economics Exploration/settlement
Governmental Military Religion Science Agriculture Tourism
Transportation Arts & Culture Other (explain) _____

6. Description of Historical Significance: (attach separate sheets if necessary)

Prominent Occupant(s) _____

Historic Association This house was built in the mid-1950s when there were only 500 +/- residents and a few platted subdivisions.

Relationship to Community Development Artists, retirees, eclectic new residents settled into Sedona in the late 1940's-early 1950s.

Cultural Affiliation _____

Architecture Architect designed by the firm of Weaver & Brover of Phoenix

District/Streetscape Contribution _____

Context: ^{Original} Isolated/rural Residential street Commercial Central Square

CBD Other (explain) _____

7. Additional Comments: (attach separate sheet if necessary)

Property owner has original blueprints dated 7/24/54 by Weaver & Brover Architects.

Applicant Signature Della Heringer date 7/7/12

Approved by Owner/Agent _____ date _____

Approved by HPC Chairman _____ date _____

February 27, 1952.

Weaver & Drover
1010 North 24th Place
Phoenix, Arizona.

Attention: Mr. Frederick P. Weaver, Jr.

Gentlemen:

In line with your letter of February 22nd, the fee of 10% of the total contract price of the proposed house, plus any necessary charge for travel time and mileage to the site, is satisfactory. However, I would appreciate a break-down of the 10%; how much allocated to the specifications, to the contract documents and awards and to the supervision.

The Coughlin house in Peeples Valley is a much more ambitious and expensive house than I plan to build in Color Cove, but I particularly liked the use of the two building materials; inside going out, outside coming in. It made for much interest. Just what materials are available and suitable for Sedona, am sure you will find out when you make your survey. The pink cliffs in this region are very handsome.

Since the valley is rather closed in by cliffs, it will be hot in summer without much movement of air. The house should be well insulated and designed to keep out the summer heat and let in the heat during the winter months as provided by the sun. The house will also have to be built as nearly fire-proof as possible as there is no fire protection in that area.

After you have made the initial survey, and Mrs. Wilson said she would be glad to meet you in Sedona and take you to the lot, am sure that we can then start on more extensive details.

Sincerely yours

D. Phillips

P. O. Box 779
Corpus Christi, Texas.

March 31, 1952.

Mr. Frederick P. Weaver, Jr.
Weaver & Drower
1010 North 24th Place
Phoenix, Arizona

Thank you for your letter of March 20th setting forth the breakdown of fees which seem fair and workable. I think it will be more satisfactory to proceed by letter than by contract.

The property in Color Cove is, as you know, in scrub oak and pinon pine country and is attractive in itself. The lot is entirely fenced in and has a gate where I judged the road leading to the garage would start. The only site improvements would consist of the excavation and grading necessary to place the house properly and provide for the road to the garage. We picked out a knoll on which the house could be set and this knoll commands a view on all sides. This you will see when you go over the lot. However, I will be open to suggestion.

To give you a working beginning and an idea of a basis on which to proceed, the house when completed, including all costs outside the original lot cost, should come to around \$50,000.

Sometime after your preliminary survey, I am sure that we will have to confront each other in person in order to understand the personalities with which we are both dealing.

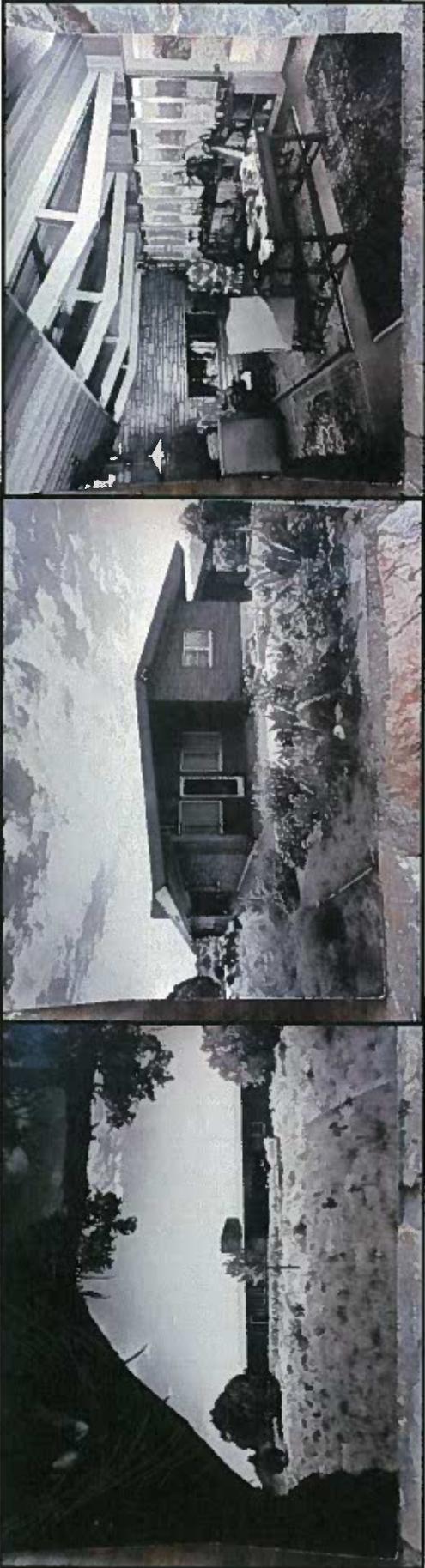
Had heard that the weather conditions leading into Sedona are bad, and that it is particularly bad around Prescott so that Mrs. Wilson would be unable to meet you in Sedona until the roads from her ranch into Prescott are fairly dry and the route over Mengus is free from snow and ice.

Sincerely,

Dorothy Phillips

P. O. Box 779
Corpus Christi, Texas.

Dorothy Philips House (1955)



Weaver & Drover

