



DEPARTMENT OF COMMUNITY DEVELOPMENT

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SUMMARY SHEET

**Telegraph Office Station - Jordan Historical Park
CA13-00001 (CoA)
Certificate of Appropriateness
Historic Preservation Commission**

Action Requested: Approval of a Certificate of Appropriateness request by the Sedona Historical Society to relocate a historic structure currently situated on private property outside the City limits and commonly referred to as the Telegraph Office Station, to the City-owned Jordan Historical Park.

Staff Recommendation: Because the City is a co-applicant as the owner of the property proposed for relocation no recommendation is provided so as to avoid any appearance of conflict of interest.

Parcel Number: 401-03-001F

Public Hearing Date: August 5, 2013

Public Notice Date: July 19, 2013

Applicant: Sedona Historical Society/City of Sedona

Site Address: 735 Jordan Road, Sedona, AZ

Lot Size: 3.598 acres

Community Plan Designation: P (Public/Semi Public)

Current Zoning: CF (Community Facilities)

Current Land Use: Heritage Museum

Historical Land Use: Homestead, Agriculture, Farming

Prepared By: Audree Juhlin, Assistant Director, Department of Community Development

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Community Development Department

STAFF REPORT

Telegraph Office Station – Jordan Historical Park

CA13-00001 (CoA)

Certificate of Appropriateness

Historic Preservation Commission

SECTION 1 – PROJECT SUMMARY

The Sedona Historical Society, in cooperation with the City of Sedona is requesting approval of a Certificate of Appropriateness to relocate a historic structure known as the “Telegraph Office Station” (Station) from outside the City of Sedona limits to the City-owned Jordan Historical Park at 735 Jordan Road. The Sedona Historical Society (Society) intends to use the structure on site as an interpretative exhibit as part of the Sedona Heritage Museum currently operated by the Society. The Certificate of Appropriateness application (Exhibit A) and the Society’s letter of intent and supporting documentation (Exhibit C) provide detailed information of the proposed project.

The Jordan Historical Park (Park) has three designated historic structures located onsite (Exhibit B). The Park is located on the west side of Jordan Road at 735 Jordan Road, Sedona in Coconino County, Arizona. The property represents one of the last pioneer farming/agriculture properties within the City of Sedona city limits.

Pursuant to Section 1509 of the Sedona Land Development Code a Certificate of Appropriate is required before any exterior improvements or development, including alterations, restoration, renovation, reconstruction, new construction, demolition or removal, in whole, or in part of any landmarked property. The introduction of a new building subject to the site is deemed to be “new construction”. Because the Society is proposing adding the Station to the Park, which includes three landmarked structures, a Certificate of Appropriateness is required.

SECTION II – BACKGROUND

Telegraph Station

The Society recently acquired the Station through the donation of a private party. The building was previously used at the original movie set in West Sedona. This building was built in circa 1910 and was originally used as a railroad building in Winona, Arizona. The building was moved to West Sedona in 1945 and was used in the John Wayne's movie, "Angel and the Bad Man" filmed in Sedona in 1946; this movie was primarily filmed at the movie set location in West Sedona and in other locations around Sedona. Approximately in 1950, the Station was moved to a location off of Upper Red Rock Loop Road where it was used as a residential dwelling unit. During the successive years, a number of additions were added to the building. At some point, the building was abandoned and has sat vacant for a number of years. As a

result, it has suffered from neglect and deterioration.

The owner of the Station has donated it to the Society and is requesting that it be moved as soon as possible. The Society anticipates hiring professional experts with experience moving structures from one location to another. The Society desires to move the building in one piece to the Park location upon approval of a Certificate of Appropriateness from the City of Sedona. The Society then intends to place the building on a new foundation, restore it to its 1945/1946 condition and then repurpose it for use as a museum exhibit space.

The Society expects a cost of approximately \$100,000 for the demolition (removing additions), relocation, restoration and purchase of interior furnishings. The Society has started a fundraising campaign and is also seeking grants to acquire funds necessary for the transportation and restoration costs. If the Certificate of Appropriateness is issued, the Society will not request any direct financial support from the City, but will request assistance in the following areas:

- A police escort during the move from Upper Red Rock Loop Road;
- A waiver of any applicable City fees (e.g. Permits);
- An expedited approval process (e.g. Permits), and;
- The City's assistance in working with Arizona Public Services (APS) and other private utility providers as necessary to temporarily lower utility lines that may impact the move.

Jordan Family Property

The Jordan family settled on approximately 160 acres in the northeastern part of the City of Sedona in 1931. The farmstead and orchards originally encompassed 120 acres of this property on both sides of Jordan Road. At that time, Jordan Road was a country lane which led to the Jordan's property. Sometime in the 1950s, this country lane was officially named "Jordan Road".

In 1972, the Jordan family sold a large portion of their property to a construction and development company out of Phoenix Arizona. The development of the land was to include a "fine patio home residential community benefitting Sedona and in keeping with the natural beauty of the land and surroundings" according to an article in the Sedona Red Rock News (date uncertain). The area is now mostly developed, primarily with residential subdivisions, with new construction continuing to the north.

Jordan Historical Park

The Jordan Historical Park (Park) is owned by the City of Sedona. In 1990, the City of Sedona purchased the Jordan property from Ruth Jordan with the intent to develop the property into a historic site and heritage museum.

The current location of the Park is separated from the residential subdivisions by the Mormon Wash, a seasonal waterway. This Wash provides a natural barrier between the Park and the residential development and also offers a semi-riparian area as part of the Park property. An additional 1.05 acres on the north side of the Mormon Wash which was not originally part of the Park, was donated to the City by the Jordan Park Glen Subdivision for a future parking area

in December 1993. This property further buffers the Park from development and includes part of Mormon Wash in the Park property. The Sunset Homes Subdivision abuts the Park property at the northwest corner. To the west is the Mogollon Homes Subdivision. To the south, occupying the former Jordan orchard property, are the Orchard I Condominiums and the Orchards II Subdivision. Fencing is located along most of the south and west boundaries of the Park to help separate the Park from the surrounding residential development.

Landmark Designation

The Jordan Historical Park is considered an intact example of a “pioneer/ranching/farming homestead” with excellent architectural and historic integrity with few alterations. The only substantial alteration is the reduction in size of the property to its current 3.58 acres from the original 160 acres (now developed residential).

The property is deemed to possess integrity of location, design, materials, workmanship feeling and association. As such, the City of Sedona through the City’s Historic Preservation Commission designated three of the existing structures as historic landmarks as follows:

- **The Jordan House (Landmark designation #1)**
Historical use: The house was originally built in 1931, expanded in 1937 and expanded and remodeled to its present configuration and style in 1947. This one story single family residence is approximately 3,000 square feet. The building began as a one room board-and-batten cabin with a porch, a shower, and a separate outhouse built by the Jordan’s in 1931. In 1937, two bedrooms and a bathroom were added to the front, side and rear of the cabin. In 1947, the Jordan’s remodeled the house and expanded it to its current “L” shaped footprint. The house has bungalow features and is a good example of vernacular red rock construction. It is representative of an early farm and orchard development in Sedona.
Current use: Museum and museum support.
- **The Jordan Fruit Packing Shed (Landmark designation #2)**
Historical use: The apple packing shed was built in 1946. The fruit packing shed is a good example of vernacular red rock construction.
Current use: Museum, archives, and workshop.
- **The Jordan Tractor Shed (Landmark designation #3)**
Historical use: The tractor shed was built in the early 1930s and served as the original fruit packing shed. This building was reused as an equipment building after the apple packing shed was constructed in 1946. The tractor shed is representative of vernacular agricultural outbuildings of its era.
Current use: Museum Exhibit.

The property also includes a modern freestanding public restroom built by the City of Sedona in 1998. A public restroom was required as the property was developed into a public historical park and museum. This building is not a historic landmark as it is not associated with the historic context of the Jordan family property.

Following local landmark designation, the City submitted an application to the Arizona State Historic Preservation Office (SHPO) to consider recommending the placement of these buildings on the National Register of Historic Places. The City of Sedona contracted with historic preservation expert, Nancy Burgess to prepare and submit this nomination application on the City's behalf. Upon City approval, the nomination application was forwarded to SHPO for review and consideration in 2003. On November 23, 2003, SHPO forwarded the application to the National Parks Service (NPS) for approval. On January 28, 2004, NPS approved the application for inclusion of these buildings on the National Registry.

In reviewing the information related to the local landmark designation and the National Registry application, it is unclear if the land surrounding the three landmarked buildings is considered "contributing" or "non-contributing". As part of the local landmark designation for the three buildings, documentation of their landmark status was recorded with Coconino County in 2002 (Exhibit E). These documents indicate that the property at 735 Jordan Road is a Historic Landmark and further states that "only the portion of the property described herein shall carry the historic designation (anecdotal name or description of the structure or portion of the site, including number of feet outside exterior walls or boundaries to be considered part of the designated structure or site)" followed by the name of the specific building landmarked.

Based on language included in the NPS application and final approved documents (Exhibit F), it appears that the Jordan Residence, Jordan Packing Shed, and Jordan Tractor Shed (identified as the Jordan Ranch or Jordan Orchard) are considered "contributing" buildings. The modern freestanding restroom is deemed a "non-contributing" building. The National Register of Historic Places classification category box checked is "buildings". The other categories, including "site" are not checked. In the section describing the historic function or use, the information provided specifically refers to the buildings and not the land: "Domestic: Single Dwelling", "Agriculture: Agricultural Outbuilding", "Processing" and "Storage". The use and function of the site as an agricultural farm land, orchard or other similar language is not included. However, beginning on page seven of the approved application, extensive background information is included which discusses the community, setting and appearance of the property and surrounding area.

Additionally, both SHPO and NPS found the application to be eligible for the National Registry based on several factors. First, the "property is associated with the lives of persons significant in our past". Secondly, the "property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction". Finally, the approved documents indicate the areas of significance include "agriculture, exploration/settlement, and architecture".

Again, based on the language included in the local landmark designation recorded with Coconino County, and the language included in the National Registry application, it is unclear if the buildings or the entire site, with the exception of the modern restrooms, are deemed "contributing".

Article 15, Historic Preservation Ordinance, section 1503 (Definitions) of the Sedona Land Development Code defines contributing as "a classification applied to a building site, structure

or object within a Historic District or landmark property signifying that it contributes to the defining characteristics of the Historic District or landmark” and non-contributing as “a classification applied to a property, site, structure or object within a Historic District or landmark property signifying that it does not contribute to the defining characteristics of the Historic District or landmark”.

Sedona Historical Society

The Sedona Historical Society (Society) leases the property (including the existing historic landmarked buildings) from the City of Sedona and uses the site as the Society’s headquarters. Additionally, the Society created and operates the Sedona Heritage Museum (Museum) located in the three historic buildings located on the property. The Society is focused on preserving Sedona’s history, including the lifestyles and works of the people who pioneered this community, from 1876 to the present. The Museum’s regular exhibits highlight Sedona’s early settlers, ranching and cowboys, the orchard industry, movies made in Sedona and Sedona Schnebly, the city’s namesake. All Museum functions, programs and services are created and funded by Society volunteers and staff.

If a Certificate of Appropriateness is approved by the Historic Preservation Commission (HPC) to locate the Station on the Park property, the lease agreement between the City and the Society will need to be modified to account for the addition of the Station on the property. A provision included in the lease agreement that is noteworthy for consideration states that all structures on the property become the City of Sedona if and when the lease expires. This lease agreement is set to expire in 2015 unless the Society and the City take action to extend it.

SECTION III – PROPOSAL DETAILS

The following is a summary of the applicant’s proposal:

- Request for Certificate of Appropriateness approval to relocate the historic Station from its current location off the Upper Red Rock Loop Road to the Park property.
- The Station is a one room building, approximately 16 feet wide, 21 feet in length and 19 feet in height.
- The Society does not intend to seek a landmarked designation for the Station.
- The Society proposes to place the Station on a new foundation and restore it to its 1945/1946 condition.
- The Society intends to repurpose the Station and use it as museum exhibit space.
- Because of its significant movie history association, the Society intends to display exhibits focused on Sedona’s filming history in the Station.
- By relocating and repurposing this building, the Society intends to create another historical focal point in Sedona as part of their current educational efforts.
- The Society proposes to locate the building in what it considers a noncontributing portion of the property so that it is not confused with the three Jordan landmarked buildings.
- The Society has identified two possible locations for placement of the Station (Exhibit C6 and C8b). The first location (#1) is on the upper north/western corner

of the property behind the restroom and the Jordan Tractor Shed exhibit. The second location (#2) is towards the front of the property off Jordan Road, on the north side of the entrance drive adjacent to the area depicted as "orchard".

- The Society proposes to sign the Station in such a way that it will be clear that the building is not part of the Jordan family history.
- The Society proposes to retain all responsibility related to maintaining the building for as long as the Society leases the Park property.
- The Society intends to allow Museum visitors to enter the Station to view the exhibits.
- The Society intends to maintain the same hours of operation for the Station as those of the Museum, currently 11 am to 3 pm daily
- The Society intends to place interpretative signage outside and inside the Station that will be educational and sensitive in color, size and location.
- The Society intends to place directional signage similar to other directional signage located at the Park.

SECTION IV – PREVIOUSLY APPROVED CERTIFICATES OF APPROPRIATENESS'S

The following summarize several previous Certificates of Appropriateness's for the Jordan Historical Park considered and approved by the HPC in the past for various situations on the Park site including the installation of a cowboy sculpture. The Certificate of Appropriateness approved by HPC to add a sculpture to the Park site is similar to the case before HPC at this time as it introduces something new on the property not specifically related to the Jordan history.

Case #CA09-02 Rehabilitation Work and New Addition

On April 20, 2009, HPC considered an application for a Certificate of Appropriateness regarding the Jordan Packing Shed. The application requested approval for a 330 square foot extension to an existing framed-in shed along the west wall of the packing shed and to change the exterior siding of the existing shed to board and batten. The Commission moved to approve the Certificate of Appropriateness for the packing shed (Barn) CA 09-02 (Historic Register No. 02) including both the construction of the new addition and siding replacement on the existing 1999 addition, based on consistency with the review procedures in the Sedona Land Development Code, Article 15, §1509.03 B.1, B.2, B.4 and C.1.b."

Case #CA10-01 Rehabilitation Work

On August 16, 2010, HPC considered an application for a Certificate of Appropriateness for major rehabilitation work on the Jordan House and Packing Shed deemed essential to the on-going maintenance and preservation of the structures and the continuing use as the Sedona Heritage Museum operated by the Sedona Historical Society. As part of the public hearing, HPC moved to "approve the Certificate of Appropriateness for the Walter and Ruth Jordan residence (CA10-02, Historic Register 01) and the Walter and Ruth Jordan Packing Shed (Historic Register 02) based on consistency with the review procedures in the Sedona Land Development Code, Article 15, Section 1509.03, Subsections B1, B2, B3, B4, and c1b, except that the gutters shall be applied only to the east-west north facing side of the residence; the

north-south west facing side of the residence and a small portion of the north-south east facing portion of the residence adjacent to the condensing units.

Case #CA11-01 Rehabilitation Work

On April 11, 2011, HPC considered an application for a Certificate of Appropriateness for rehabilitation work on the Jordan Tractor Shed to replace the vertical siding on the entire west side of the shed. As part of the public hearing, the Commission "moved to approve the Certificate of Appropriateness for the Tractor Shed, CA 11-01 (Historic Register No. 03) to replace the wood siding on the west side only, based on consistency with the review procedures in the Sedona Land Development Code, Article 15, 1509.03, B.1, B.2, B.4 and C.1.b.

Case #CA11-02 Sculpture

On August 22, 2011, HPC approved a Certificate of Appropriateness to install a life-size bronze sculpture of a cowboy by local artist Susan Kliever at the Park. The Red Rock Arts Council (RRAC) initially submitted the request. Because the City was the property owner, the City submitted an application for a Certificate of Appropriateness for this proposal. The RRAC proposed that the sculpture would "encourage and attract interaction and photo-taking opportunities with visitors". The RRAC intended to install additional life-size sculptures of children at a later date. The sculpture was proposed to be located adjacent to the east-facing side of the Jordan House in a landscaped area.

This application required HPC to examine the relevancy, historical consistency, compatibility and significance of a new piece of sculptural art to a designated historical landmark. Again, this case is similar in nature to the request currently before HPC as it introduces something new to the site that is not associated with the Jordan history.

In the staff report related to the installation of the sculpture, staff stated: "A narrow and strict interpretation of the language contained in the City's Land Development Code and the US Department of Interior Standards for Rehabilitation would lead us to conclude that the bronze sculpture of a cowboy may not be compatible with nor relate to the Jordan buildings and Jordan family story. It also would not complement the context of the landscape including the remnants of the fruit orchards that exist today."

"The proposed cowboy sculpture does, however, reflect the broader mission of the Sedona Historical Society and the Sedona Heritage Museum to research, preserve and teach the history of the greater Sedona area. While the museum is 'focused on the period from 1876 to the present, the lifestyles and works of the people who pioneered this community, and on Sedona's first industry, raising apples and peaches', it has provided exhibits on cowboys and local cattle ranching. The sculpture would undoubtedly appeal to our many US and international visitors who want to learn about the great Southwest and its cowboy legends, perhaps the driving force behind the sculpture's inception and proposed use as a photographic opportunity."

In this same report, staff further stated: "The sculpture would not adversely affect the listing on the National Register of Historic Places as it probably would not be interpreted as introducing "new history" to the site, but rather a 'story teller'. The sculpture as a storyteller would be further expressed with the proposed addition of children's figures that might be added in the future. The existing buildings can still convey the significance of their own story and the integrity of the site is not lost. And because there is no real adverse affect, it could be

viewed only as a 'minor distraction' according to Bob Frankeberger at SHPO."

The staff report further stated, "If there is a compromise to be struck between the two extremes of placing the sculpture or not at all, it is probably in the careful selection of its actual placement on the site. Would it be better to distance it from the historic Jordan House and the other two buildings and locate it in another area of the park?"

As part of the Historic Preservation Commission's public hearing to consider the Certificate of Appropriateness for the sculpture, the Commission moved to "approve the Certificate of Appropriateness for the Jordan Historical Park, CA11-02 (Historic Registration Numbers 01, 02, and 03) for the addition of a life-size sculpture of a cowboy, not to be located adjacent to the house as was originally proposed, but the Commission's preference for the site would be at the right of the path from the parking lot just past the old metal firebox and before the wagon wheels, consistent with the Sedona Land Development Code, Article 15, Item 1509. This motion was unanimously approved.

Tent Structure

An additional point for HPC consideration is the fact that a "tent" structure was introduced to the Park sometime in the recent past. However, with turnover in Community Development Department staff, it is unclear if this structure went through the certificate of appropriateness approval process. In speaking with Janeen Trevillyan, former City of Sedona Historic Preservation Commission member and chairperson, and currently a member of the Sedona Historical Society and its governing Board, Ms. Trevillyan indicated that it is her understanding that a certificate of appropriateness was approved by HPC. At this time, current staff cannot find any written documentation to confirm this information.

SECTION V – REVIEW AND ANALYSIS

Parks and Recreation Commission Review

Because the Jordan Historical Park is a City-owned park, the City's Parks and Recreation Commission (P&RC) reviewed the proposal on April 22, 2013 as it relates to their realm of responsibility and authority. At this meeting, the P&RC moved to "recommend to Council to accept the 'Telegraph Office Station' relocation to Jordan Historical Park. This motion was approved in a five to one vote. The dissenting voter expressed concern that the introduction of the Station on the Park site may compromise the historical integrity of the property.

City Council Review

Because the Jordan Historical Park is a City-owned park, the Sedona City Council reviewed the proposal to locate the Station at the Park on April 23, 2013. At this meeting, Mayor Adams moved to "authorize staff to submit and process all necessary applications for the placement of the Historical Telegraph Office Station on the City's Jordan Historical Park, 735 Jordan Road, contingent on: 1) conformance to the provisions of the current lease agreement between the City of Sedona and the Sedona Historical Society; 2) obtainment of a Certificate of Appropriateness from the Historic Preservation Commission; and 3) obtainment of all required permits and approvals." This motion was approved in a six to one vote.

City staff has reviewed the current lease agreement between the City and the Society and have determined that if the Historic Preservation Commission approves the Certificate of Appropriateness, the lease agreement will need to be amended to reflect the addition of the Telegraph Office Station. Because the lease agreement is with the Sedona Historical Society, and because the Sedona Historical is co-applicant on the Certificate of Appropriateness application, the Society has stated to staff it understands and agrees to the necessary changes to the lease agreement. The modified lease agreement would then go before City Council for final consideration and approval.

City Staff Review

Based on City Council direction to staff to prepare the application for HPC consideration and because the City is co-applicant with the Sedona Historical Society, City staff will not provide a recommendation related to the consideration of a Certificate of Appropriateness to locate the Station on the City-owned Park site to avoid any appearance of conflict of interest. As such, staff's report presents all known facts surrounding the proposal and existing conditions and does not provide an opinion on the appropriateness of the proposal.

However, it may be appropriate for HPC to consider the same language included in the staff report dated August 22, 2011 related to approved case #CA11-02 (cowboy sculpture). This language reads "A narrow and strict interpretation of the language contained in the City's Land Development Code and the US Department of Interior Standards for Rehabilitation would lead us to conclude that the bronze sculpture of a cowboy may not be compatible with nor relate to the Jordan buildings and Jordan family story. It also would not complement the context of the landscape including the remnants of the fruit orchards that exist today."

This language further reads "The proposed cowboy sculpture does, however, reflect the broader mission of the Sedona Historical Society and the Sedona Heritage Museum to research, preserve and teach the history of the greater Sedona area. While the museum is 'focused on the period from 1876 to the present, the lifestyles and works of the people who pioneered this community, and on Sedona's first industry, raising apples and peaches', it has provided exhibits on cowboys and local cattle ranching. The sculpture would undoubtedly appeal to our many US and international visitors who want to learn about the great Southwest and its cowboy legends, perhaps the driving force behind the sculpture's inception and proposed use as a photographic opportunity."

In the case of introducing the Station to the Park, a similar thought process could apply. Specifically, that its historical significance to Sedona and its relationship to famous actor, John Wayne, could "undoubtedly appeal to our many US and international visitors who want to learn about the great Southwest and its cowboy legends" as well as Sedona's filming history. Further, it may be appropriate to consider the same question posed as part of the consideration to allow for the installation of sculpture. This question read "If there is a compromise to be struck between the two extremes of placing the sculpture (*Telegraph Office Station*) or not at all, it is probably in the careful selection of its actual placement on the site. Would it be better to distance it from the historic Jordan House and the other two buildings and locate it in another area of the park?"

Historic Preservation Commission Review

Section 1509 of the Sedona Land Development Code (SLDC - Exhibit D) requires the approval of a Certificate of Appropriateness before any exterior improvements or development, including alterations, restoration, renovation, reconstruction, new construction, demolition or removal, in whole, or in part of any landmarked property. The introduction of a building, new to the site, is considered "new construction". Because the Society is proposing adding the Telegraph Station to the Jordan Historical Park, which includes three landmarked structures, a Certificate of Appropriateness is required.

SLDC subsection 1509.03 (Commission Review and Decision) states that it is the intent of the Historic Preservation Ordinance (Article 15 of the Sedona Land Development Code) to ensure insofar as possible, that properties designated as landmarks shall be in harmony with the architectural and historical character of the property. When reviewing an application for a certificate of appropriateness, the Commission may approve, conditionally approve, or deny a certificate of appropriateness based on the following:

- 1. The proposed work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and*
- 2. The proposed work will be compatible with the relevant historic, cultural, educational or architectural qualities characteristic of the structure or district and shall include but not limited to elements of size, scale, massing, proportions, orientation, surface textures and patterns, details and embellishments and the relationship of these elements to one another; and*
- 3. The proposed work conforms with review guidelines and/or other applicable criteria; and*
- 4. The exterior of any new improvement, building or structure in a designated historic district or upon a landmarked site will not adversely affect and will be compatible with the external appearance of existing designated buildings and structures on the site or within a historic district.*

Compliance with Certificate of Appropriateness findings

SLDC subsection 1509.03(C) indicates that the Commission may utilize the following documents and criteria as guidelines when considering an application for a certificate of appropriateness:

- 1. Approved design guidelines for a designated historic district.*
- 2. Secretary of the Interior's Standards for Rehabilitation*
- 3. Secretary of the Interior's Preservation Briefs and other information developed by the US Department of the Interior Park Service, Arizona Historic Preservation Office (SHPO) National Trust for Historic Preservation, National Alliance of the Preservation Commissions, Association of Preservation Technology and the Old House Journal*
- 4. Any other guidelines as adopted by the City.*

In preparing its application for the certificate of appropriateness to locate the Station to the Park, the Sedona Historical Society used "The Secretary of the Interior's Standards for Rehabilitation" as a guideline.

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic

properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards have been widely used over the years, particularly to determine if rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments, if improperly applied, may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires*

minimal change to the defining characteristics of the building and its site and environment.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall 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.*

Standard 9 (New Construction within the Boundaries of Historic Properties) provides that:

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property.
- A property's historic function must be evident even if there is a change of use.

- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.
- Historic landscapes and significant view sheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.

Exhibit C8c, as prepared by the Sedona Historical Society provides an in depth analysis of the proposed project and the Secretary of Interior Standards, Standard 9 and what they consider to be the intent of historic preservation.

Exhibit C8e, provides an opinion letter from the State Historic Preservation Office (SHPO) about the proposal to locate the Station on the Park site.

Exhibit C8f, provides comments from the Sedona Historical Society in response to the SHPO opinion letter.

Exhibit C8g, provides support for the proposal to locate the Station on the Park site. Nancy

Burgess, the contracted local historic preservation consultant for the placement of this Jordan Historical Park on the National Registry of Historic Places efforts, has submitted a letter of support to the Society for the placement of the Station on this site.

SECTION VI – STAFF RECOMMENDATION

Based on the fact that City Council directed staff to submit an application for consideration to locate the Station on the City-owned Park site, and because the City of Sedona is considered a co-applicant with the Sedona Historical Society for this proposal, Staff is not providing a recommendation as part of the Staff Report. Staff's overall intent for not providing a recommendation is to avoid any appearance of a conflict of interest by taking a position for or against the requested Certificate of Appropriateness.

Sample Motions for Commission Use

(Please note that the motions are offered as samples only and that the Commission may make other motions as appropriate)

Draft Motion for Approval

I move to approve case number CA13-00001 (CoA) based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the conditions as outlined in the staff report.

Draft Motion for Denial

I move to deny case number CA13-00001 (CoA) - Please specify findings:

Exhibit A
Application



CITY OF SEDONA
Department of Community Development
102 Roadrunner Drive
Sedona, AZ 86336
(928) 282-1154
Fax (928) 204-7124

Sedona Historic Preservation Commission Application for Certificate of Appropriateness

Case No. CA13-00001 (CoA)

Name of Applicant: Sedona Historical Society/City of Sedona

Mail Address: 735 Jordan Road, Sedona, AZ 86336/104 Roadrunner Drive, Sedona, AZ 86336

Phone Number(s): Sedona Historical Society (928) 282-2038/City of Sedona (928)204-7107

Identification of Landmark:

Landmark No: 1, 2 and 3

Location: 735 Jordan Road, Sedona, AZ 86336

Parcel number: 401-03-001F

County: Coconino

Name of Owner: City of Sedona

Name of owner's agent (if any): Tim Ernster, City Manager

Address: 102 Roadrunner Drive, Sedona, AZ 86336

Phone: (928)203-5198

Present use(s): Jordan Historical Park/Sedona Heritage Museum

Building Type: Vernacular red rock construction/agricultural outbuildings

Construction date(s): 1931 - 1947

Integrity: Jordan Historical Park includes 3 landmarked structures. The integrity of these existing structures at the Jordan Historical Park has been maintained by the Sedona Historical Society and by the City of Sedona Historic Preservation Commission through certificate of appropriateness applications. It is not the intent of the City of Sedona or the Sedona Historical Society to landmark the "Telegraph Office Station". Currently its integrity has been affected by several additions to the building. However, the Sedona Historical Society intends to remove the additions and restore its integrity and character back to its condition in 1945/1946.

Condition: The condition Jordan Historical Park includes 3 landmarked structures is good. The Sedona Historical Society and the City of Sedona continue to maintain these structures in compliance with all applicable guidelines and requirements. The condition of the Telegraph Office Station is currently deteriorated and in poor to fair condition. As stated above, the Sedona Historical Society intends to restore the Telegraph Office Station to its original 1945/46 condition.

Brief description of proposed work:

Approval of a Certificate of Appropriateness to relocate a historic structure, Telegraph Office Station, at the City owned, Jordan Historical Park

Timing of project: Relocate the Telegraph Office Station from its current location outside the city of Sedona limits to the Jordan Historical Park as soon as feasible and practical.

Signature of applicant: _____

A handwritten signature in blue ink, appearing to read "Tim Ewert", is written over a horizontal line. The signature is stylized and cursive.

Exhibit B
Summary of Landmarked buildings

Jordan Historical Park: Summary of Landmark Buildings Description

Building#1: Jordan Home
Present Use: Museum & Museum support
Building Type: Single Family Residence
Construction Dates: 1931, 1937, 1947
Integrity: Excellent, no additions since 1947
Condition: Good

Building#2: Jordan Fruit Packing Shed
Present Use: Museum, Archives & Workshop
Building Type: Agricultural outbuilding – packing shed
Construction Dates: 1947, approved additions in 1999 & 2010
Integrity: Good, rear additions approved through CofA
Condition: Good

Building#3: Jordan Tractor Shed
Present Use: Museum Exhibit
Building Type: Agricultural outbuilding – shed
Construction Dates: Circa 1929
Integrity: Excellent, no additions
Condition: Fair, stabilized

Exhibit C1
Letter of intent

Letter of Intent

From: Sedona Historical Society/Sedona Heritage Museum

June 14, 2013

The Sedona Historical Society proposes to move the 'Telegraph Office' (Teloff) building that was used as a 'prop' at the old Sedona western street movie set to Jordan Historical Park (JHP) where it will be restored for a new life as an exhibit for the Sedona Heritage Museum.

The structure has a most unusual history. It originally was a railroad building in Winona, AZ constructed circa 1910. It was moved to Sedona in 1945 for use on the set of John Wayne's "Angel and the Badman" film. The movie set was located where the Sedona West residential subdivision is now. The structure was again relocated circa 1950 to a property on Red Rock Loop road where additions were constructed and it was occupied as a residence. Now the building, abandoned and in a deteriorated condition, has been given to the Sedona Historical Society. Our volunteers have removed the additions and are preparing the small building for yet another relocation. At Jordan Historical Park, it will be placed on a new foundation, repaired, and re-purposed for use as museum exhibit space.

There are no intentions for the Teloff to be recognized as a Historic Landmark, and indeed after consultation with historic preservation experts, it would probably not qualify because of its multiple past relocations.

Pertinent other information about the Teloff:

1. Size: 16'w x 21' l x 19'h, the interior is one room
2. Hours of operation: hours of operation would match that of the Museum, currently 11am to 3 pm daily
3. Use: intended use would be to house exhibits, focused on local film-making history. The Teloff is large enough to allow Museum visitors to enter the building, thus any applicable building codes will be met.
4. Interpretation: interpretative signage outside and inside the Teloff will be educational and sensitive in color, size and location and meet any applicable guidelines. Directional signage similar to other directional signage in JHP may be used, especially in the future as landscaping continues to mature and obstruct Teloff visibility from pedestrian areas.

It is our goal that this undertaking create another point of pride in our past for our community. It will become a value-added amenity for Sedona's tourism industry and the Museum's visitor base. While there are several possible locations in JHP for the Teloff, site #1 has some operational advantages to the Museum and its guests. Site #2 is also acceptable.

We respectfully request approval of this request to relocate the Teloff to JHP. Thank you.

Ron Maassen,
President Sedona Historical Society/Sedona Heritage Museum

Exhibit C2 and C3
Current photos of property/Exterior Evaluations/Elevations

Exhibit 2 & 3: Jordan Historical Park—Existing Landmark/Jordan House

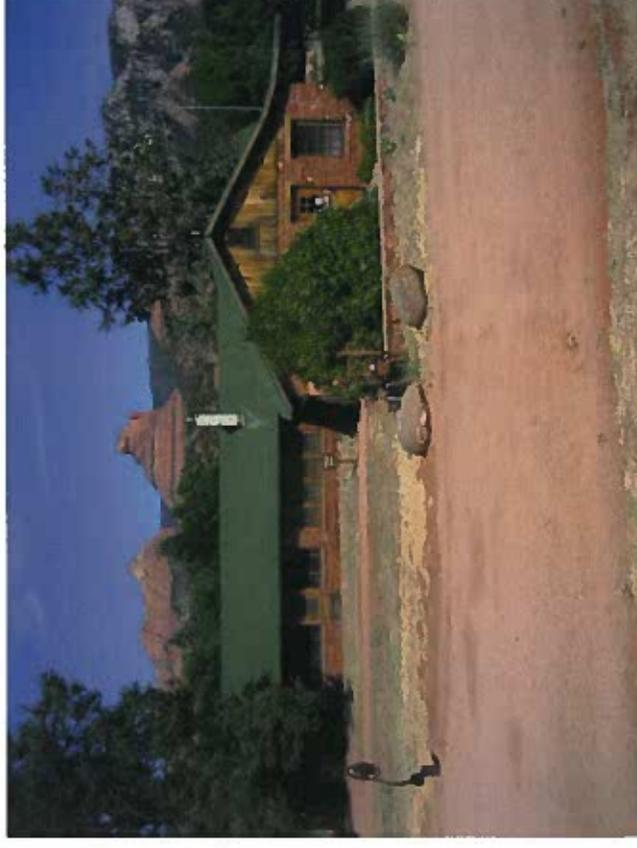
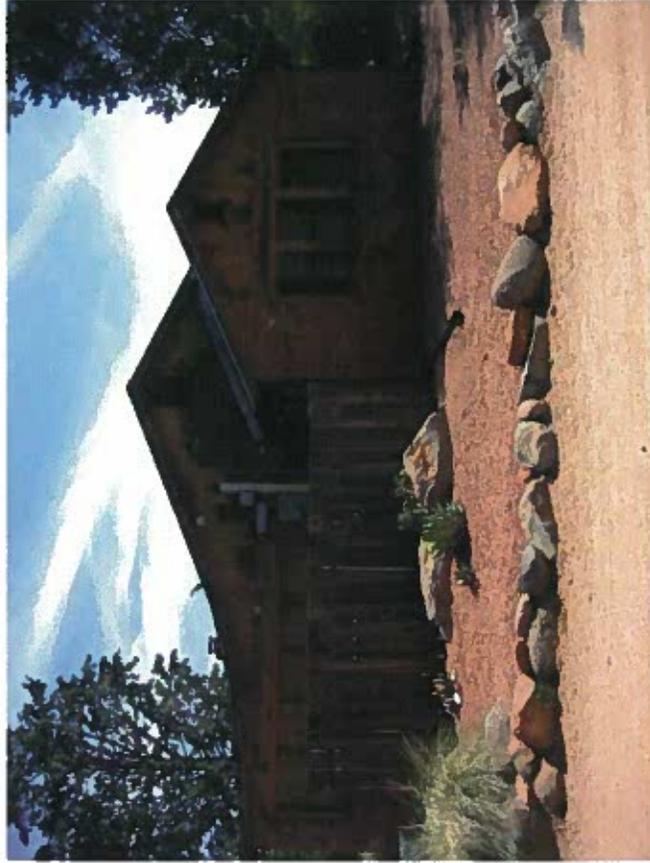


Exhibit 2 & 3: Jordan Historical Park—Existing Landmark/Jordan Packing Shed

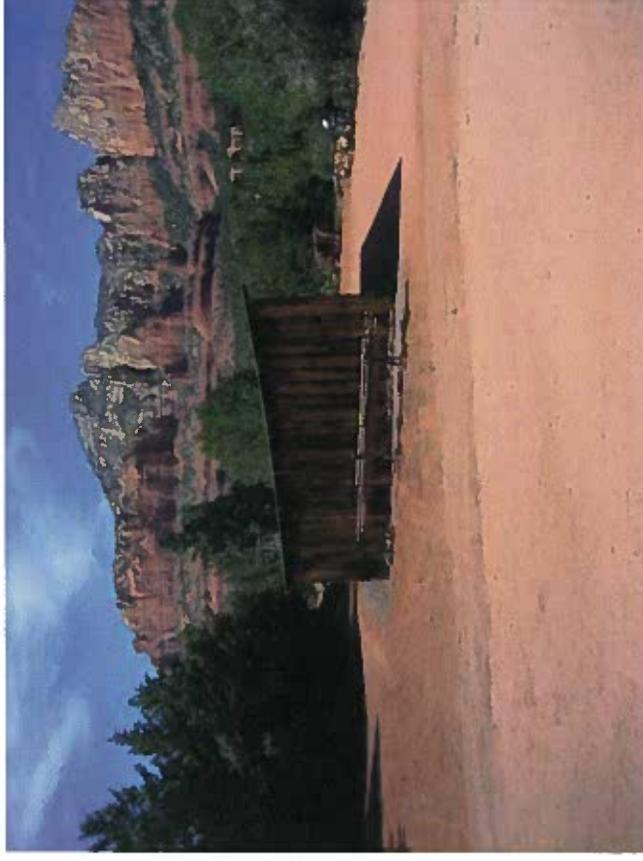
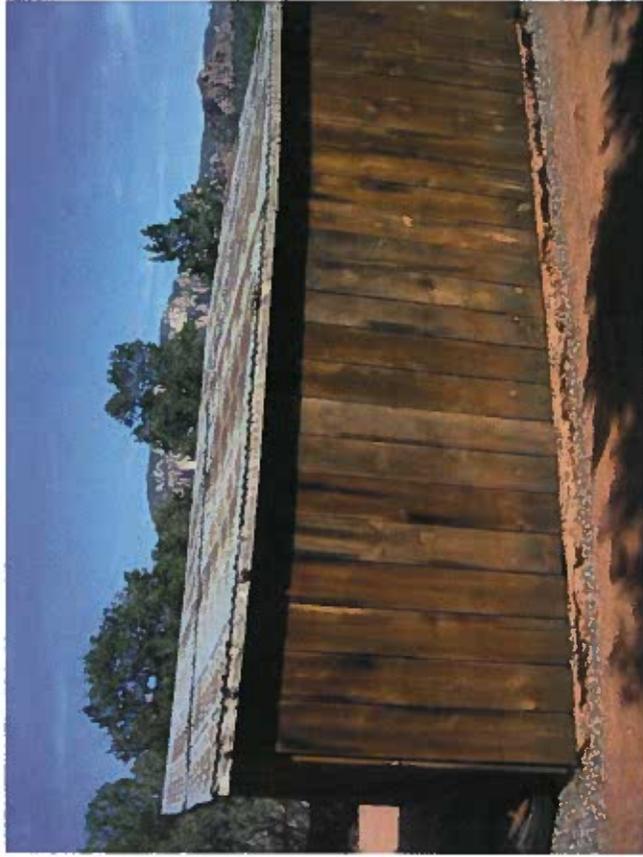


Exhibit 2 & 3: Jordan Historical Park—Existing Landmark/Jordan Tractor Shed

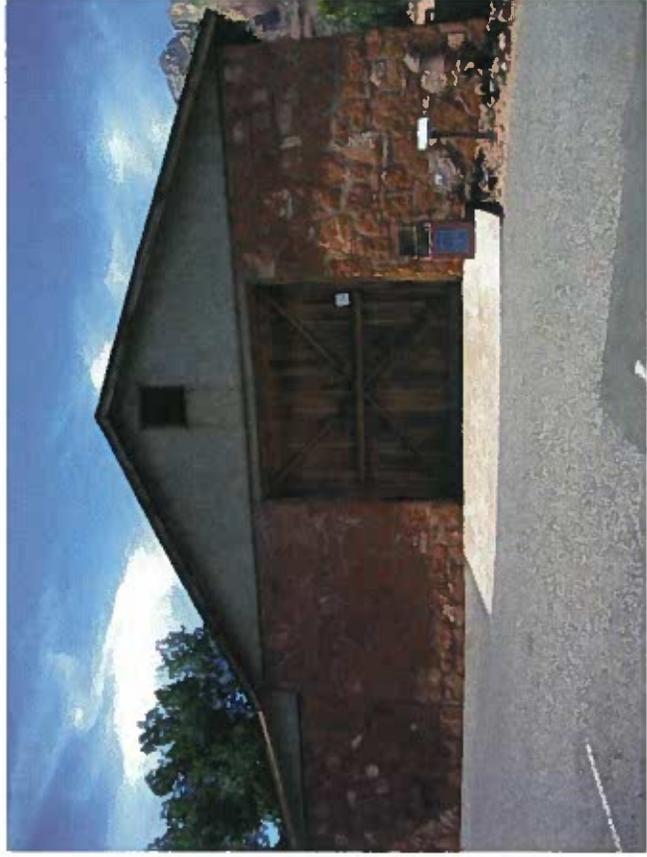


Exhibit C4
Material examples

Sedona Historic Preservation Commission
Application _____ for Certificate of Appropriateness

The CofA continuation sheet requests the following:

“Material examples of colors, with manufacturer and names or numbers identified.”

It should be noted that we are proposing no modifications, color changes, etc. to any of the existing landmark buildings. This is a request to relocate a small building (Teloff) to JHP.

The Teloff will be restored to the condition when it was in use at the Sedona western street movie set. The building exterior and interior will be restored as near as possible to 1947 conditions.

The Teloff is constructed as a wood frame structure with double hung wood windows, horizontal wood siding , vertical wood skirting, wood shingle roof, and architectural ornamentation.

The original exterior colors were not documented, but residual paint on the structure shows that the base colors was 'boxcar red' and the trim, skirt boards, and ornamentation were "Western Union yellow".

Exhibit C5
Landscape plans

Exhibit 5: Landscaping Plan



Site #1:

Two mature junipers and one pinon pine to be moderately trimmed to clear Teloff roof overhang. Removal of a prickly pear plant and two desert holly plants.

Site #2: One mature juniper and one pinon pine to be moderately trimmed to clear Teloff roof overhang. Removal of one 'scrub oak' bush, one large soap tree yucca and a prickly pear cactus plant.

At both sites, when the foundation is staked, the Teloff can be slightly shifted and/or rotated to mitigate trimming of the bigger trees.

**Exhibit C6
Site Plan**

Exhibit 6: Site Plan

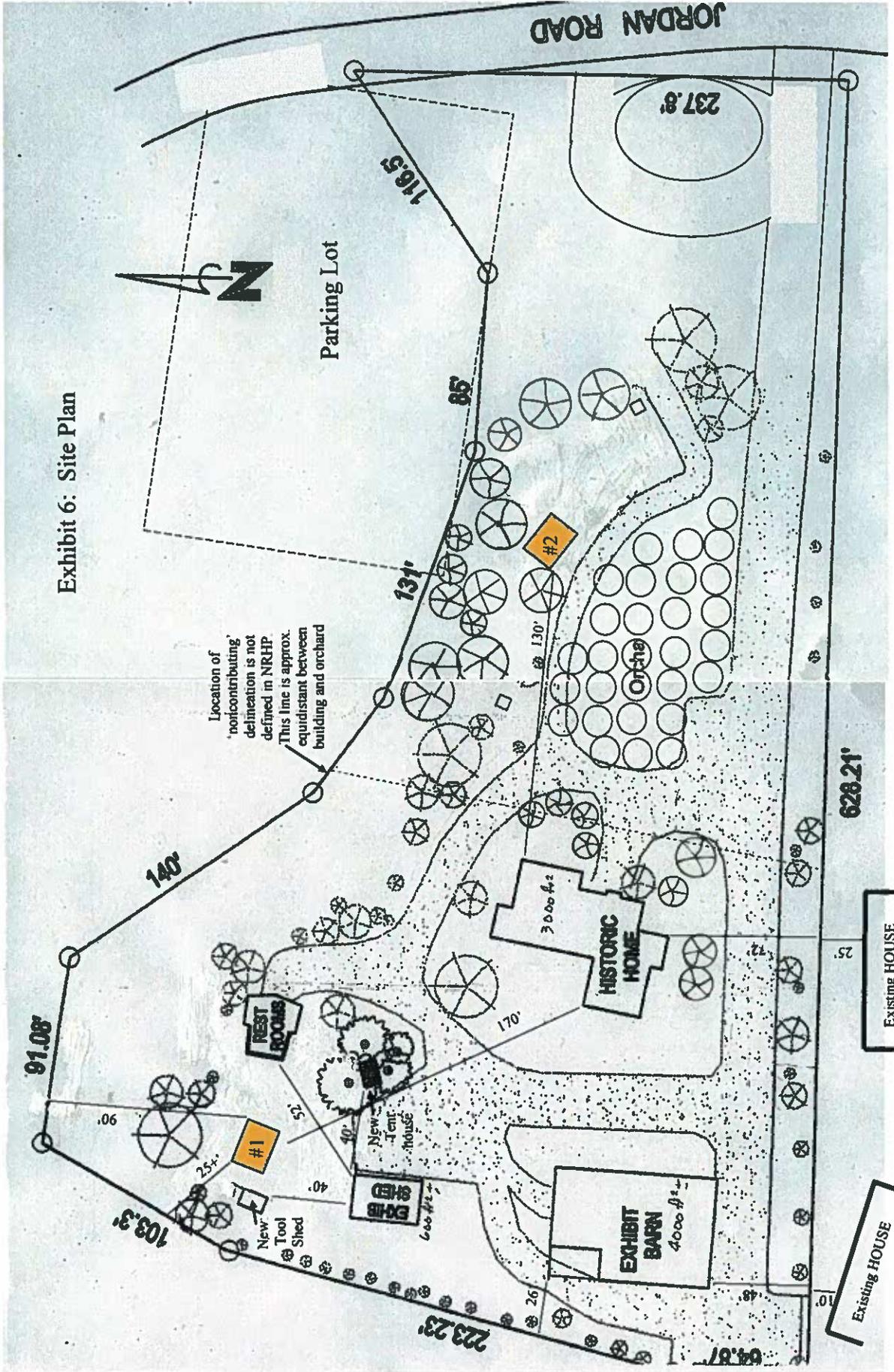


Exhibit C7
Area map

Aerial View

Parcel
#401-03-001F
Telegraph Station

- Parcel #401-03-001F
- Parcel Boundary
- Street Centerline



0 20 40 Feet

City Index



City of Spokane
08/14/2013
401-03-001F_041413.mxd

This map is provided for general informational purposes only. It is not intended to be used for legal or financial purposes. The City of Spokane does not warrant the accuracy or completeness of the information shown on this map. The information is provided as "Best Effort". The City of Spokane does not accept any liability for any errors or omissions on this map. For more information, contact the City of Spokane at 509.343.3000.

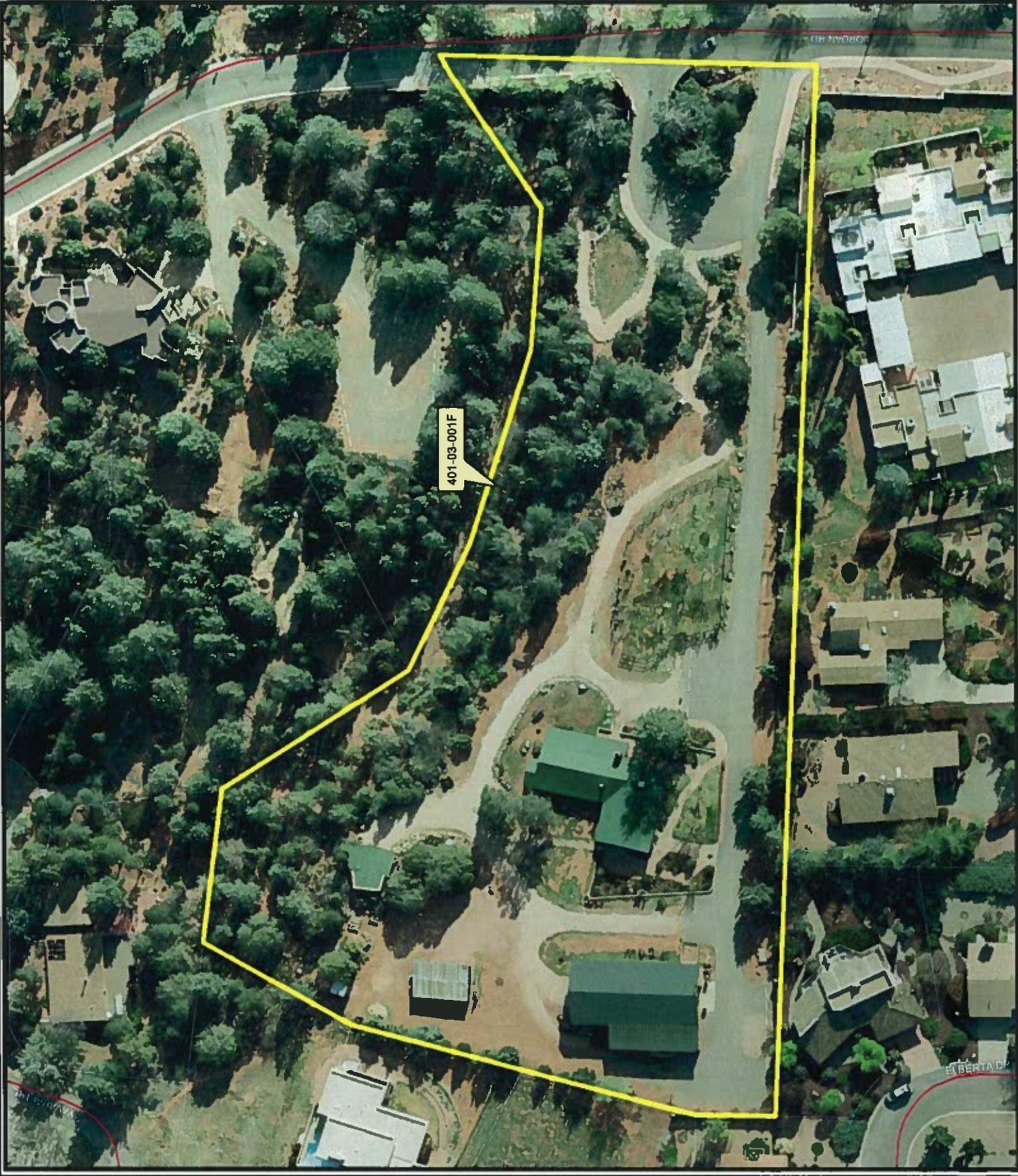


Exhibit C8a
Photographs of Telegraph Office Station Western Movie Set
(1940s/1950s)

Exhibit 8A—Photos of Telegraph Office (Teloff) at old Sedona Western Street Movie Set

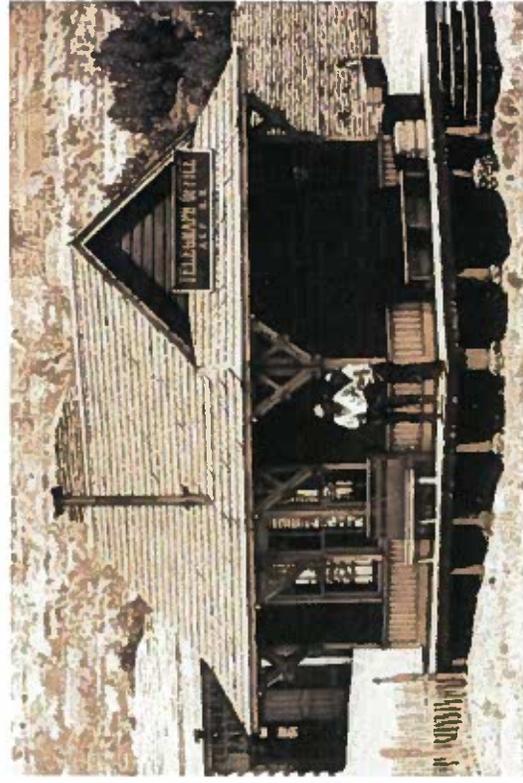
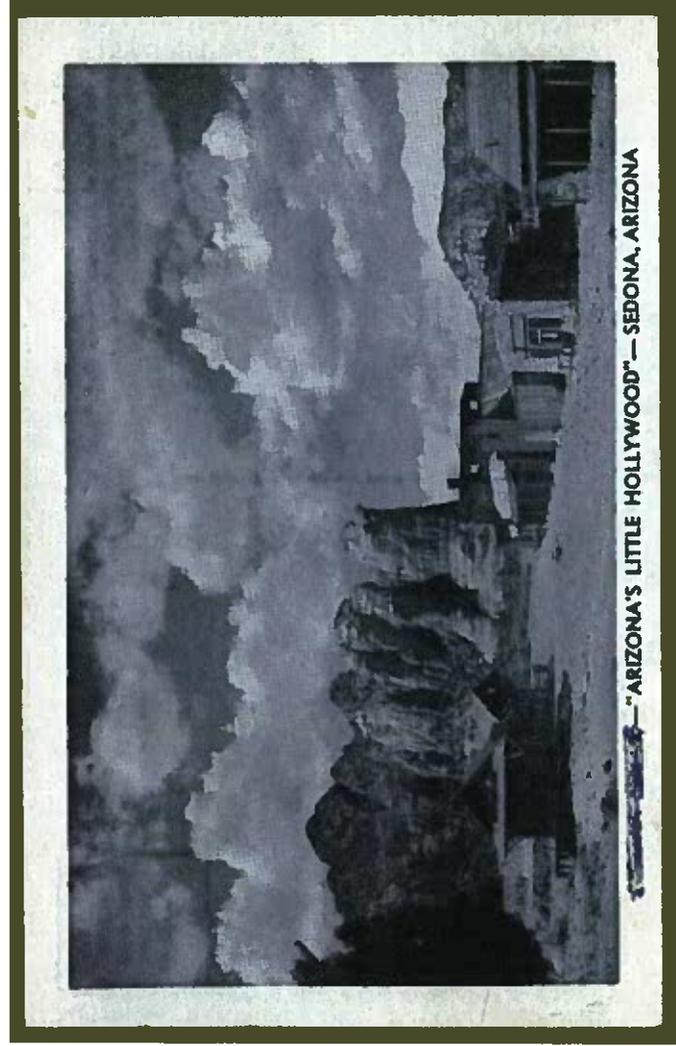
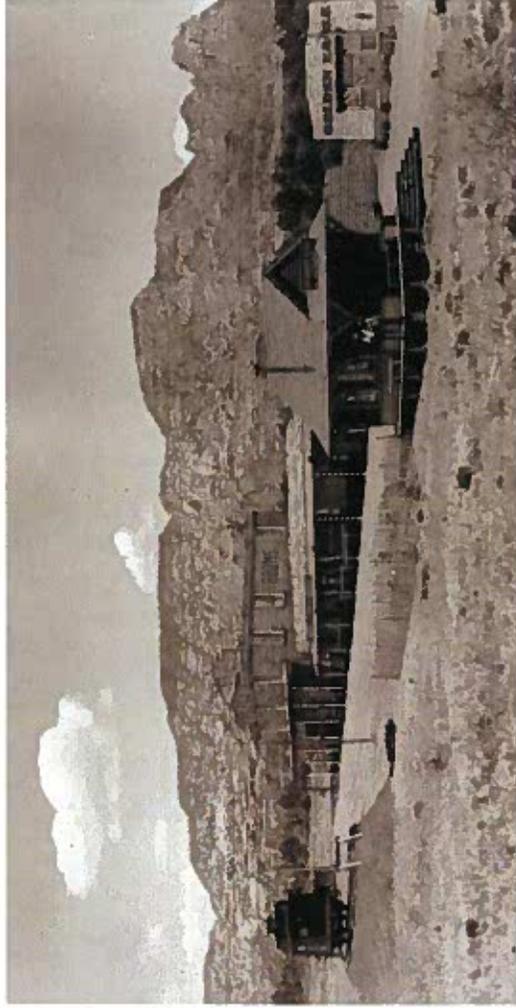
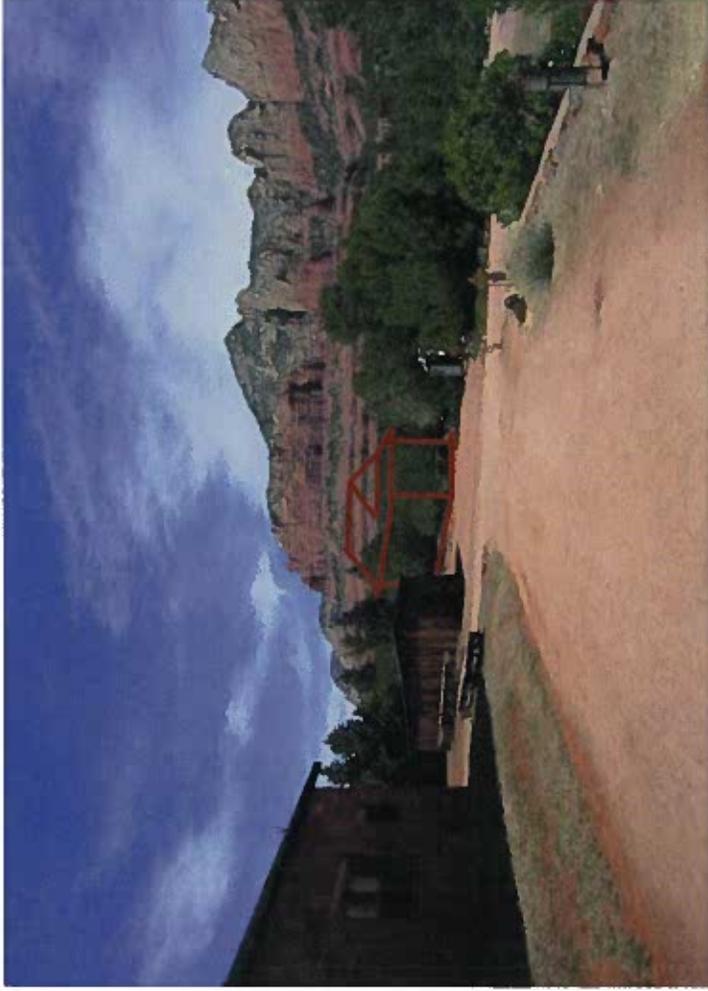


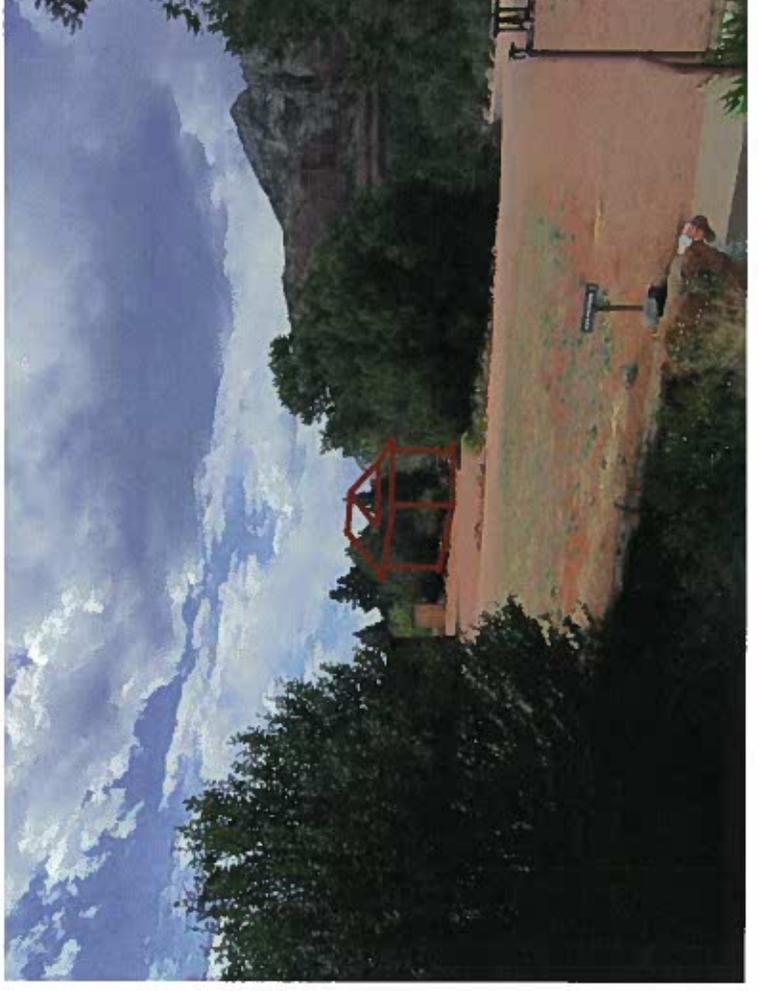
Exhibit C8b
Photoshop illustration of proposed site locations (#1 and #2)

View from point between Jordan home and Fruit Packing Shed



Option 1

View from back door of Jordan House

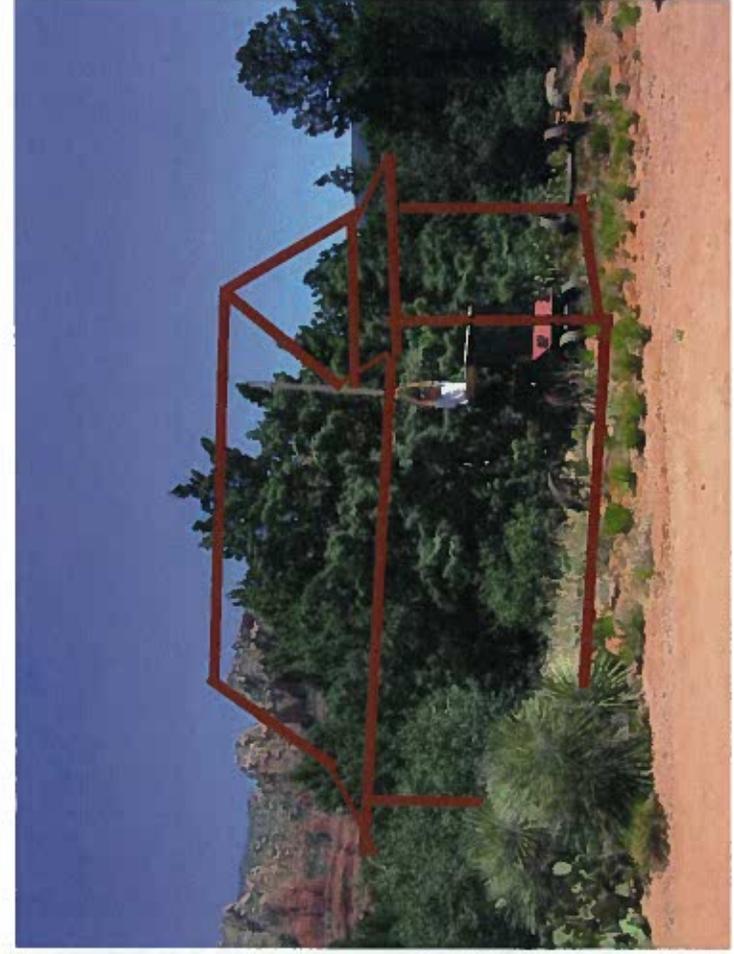
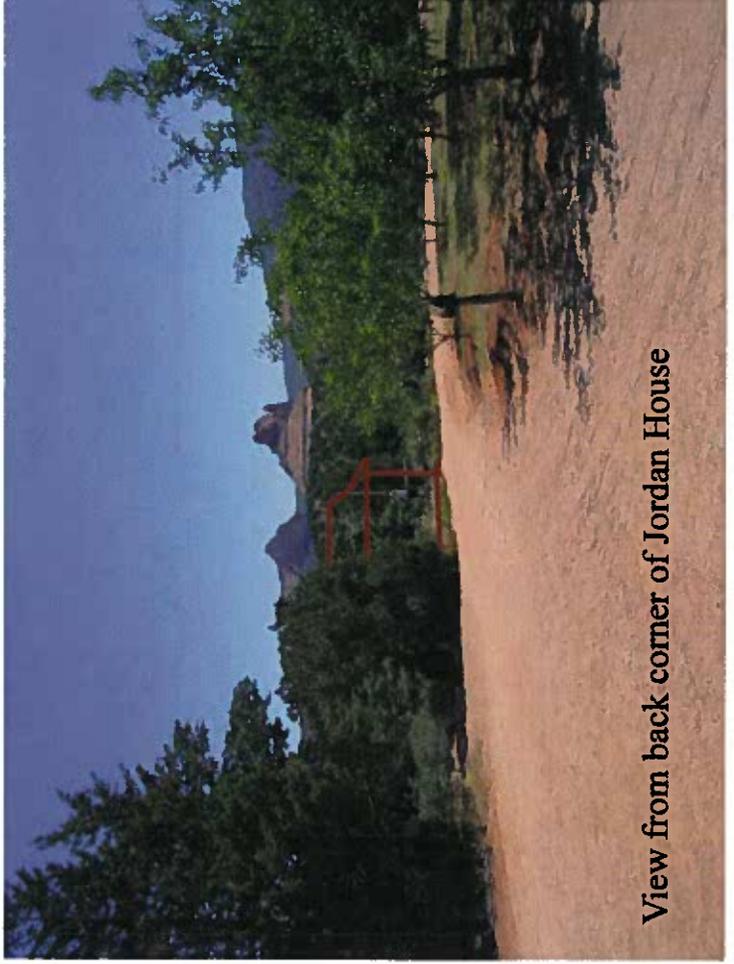


View from front porch of Jordan House



Option 2

View from east side of orchard



View from back corner of Jordan House

Exhibit C8c
Narrative of application of Secretary of Interiors Standard 9 for
New Construction or Additions

Exhibit 8C - Narrative of application of Secretary' of the Interiors Standard 9 for new construction or additions to NRHP sites:

This is a request for the relocation of the Telegraph Office (Teloff, a 'prop' used at the old Sedona movie set) to Jordan Historical Park (JHP) for use as an interpretative exhibit.

For the purposes of this CofA, the relocation of the Teloff to JHP is reviewed as 'new construction', since that appears to be the more relevant historic preservation standard than those pertaining to "preservation, rehab, restoration or reconstruction".

Under the Secretary of Interiors Standards for Rehabilitation – Standard 9 (New Construction within the Boundaries of Historic Properties), there are guidelines established for the consideration of this request. The sites proposed within this CofA for the relocation of the Teloff take all the criteria in Standard 9 into consideration such that the "placement of the new construction (Teloff) will respect the overall character of the site"....and will be placed "in a manner that protects the integrity of the historic building(s) and the property's setting".

One of the myths of historic preservation that preservationists, including the City's HPC, tries hard to diffuse, is that designated historic properties cannot be changed. Indeed, owners of designated historic structures can make significant changes to their property. Historic preservation laws, at their essence, are not meant to prevent change, but, rather, to manage change. The tool to manage change is the Secretary of Interior's Standards for Rehabilitation, the nationally accepted benchmark for evaluating changes to historic structures. The standards don't require that every element of a historic site remain intact, however, the most significant, or "character-defining" historic elements of a property should be retained. New additions to the historic property are allowed, but should be compatible with the site's historic architecture.

This CofA takes into consideration both the standards and intent of historic preservation.

Consideration of the existing Local Landmark and National Register of Historic Places (NRHP) (Sect, pg) designations:

The 'Jordan Ranch' was listed on the Sedona Landmark Register in 1998-99 and the National Register of Historic Places (NRHP) in 2004. The Sedona Historical Society (501c3) operates the Sedona Heritage Museum in the historic buildings as a tenant of the City of Sedona.

The following are sections from the approved NRHP nomination that might need consideration in reviewing this CofA:

a) the category of the property nominated was 'buildings', not site; however on page 1 of the narrative, it is identified that the nomination reviews 3.75 acres of the JHP, the part that originally belonged to the Jordans (Sect 7 pg 1).

b) Four buildings are listed, one is identified as noncontributing and that is the modern restroom building built in 1998.

c) the current function of the property was identified as recreation/culture/education with one of the buildings (tractor shed) listed as agricultural (tho, since 2004 the tractor shed has also been brought into use as recreation/culture/education), and another listed as 'other' (new restrooms).

d) the criteria for qualifying was both 'association with persons of significance' and the 'property embodied distinctive characteristics of a type, period,...or construction...or possesses artistic value...or represented a significant entity...'

e) it was further identified with a period of significance of 1931 – 1953.

f) NRHP nomination narrative continues to point out other info that might be relevant to the consideration of this CofA:

- the orchard in JHP is considered a noncontributing feature of the site...and thus open to change without impact to the NRHP (Sect 7 pg 2)

- points out the multiple immediately adjacent new subdivisions to the south and west of JHP
- recognizes that Mrs. Jordan sold the property to the City with the intention that the property would be 'developed' into a historic site and heritage museum (Sect 7 pg 5)
- describes the noncontributing modern restroom building with some detail and that its location and natural features of its site "help integrate the building into the site and make it almost invisible from other locations on the property" (Sect 7 pg 6)

g) elsewhere there are descriptions of the three historical buildings as 'agricultural folk' vernacular in style...are modest in size and scale...and "do not display sophisticated styling or design"...and are simple.

h) further describes the 'Integrity' of the property stemming from its changes that are 'unobtrusive and do not detract from the historic integrity or character of the buildings'....with mention again, of the surrounding development as detracting but not enough to render the three Jordan buildings as ineligible.

Not well described within the NRHP nomination, perhaps because of its noncontributing status, is the eastern ½-2/3 of the park property from Jordan Rd. up to and including the new orchard. This area was used in a variety of ways by the Jordans, including parking, a garden, chicken coop and equipment staging. They added no permanent or lasting structures or landscaping in this area. The City's conversion of this property into a public park included site leveling, indigenous plant removal, planting of a memorial/fund-raising orchard, and building a gravel utility road and pedestrian path. The fact that this ½-2/3 of the park has this noncontributing history is part of the foundation for the identification of one of the proposed sites for the Teloff relocation to that area.

Application of the Secretary of Interiors Standards for Rehab – Standard 9 (New Construction within the Boundaries of Historic Properties):

(Standard 9 is listed in total as an attachment)

Basic to the intent of Standard 9 is that it "is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site." According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be "built in a manner that protects the integrity of the historic building(s) and the property's setting." It is upon that basis that this request is made at all.

While there are several locations in JHP that could be considered as a site for the Teloff, the following is a discussion of how Standard 9 can be applied to proposed sites #1 and #2.

The proposed sites meet some or all of the criteria for 'new construction' on a historic site.

Following is discussion of those criteria and how the sites each meet the criteria:

General = On site #1, the Teloff is visible from the three historic buildings. At site #2, the Teloff is all or mostly hidden from view from all the historic Jordan buildings and thus does not alter the historic character of the site as relates to them. The Teloff has minimal impact to the noncontributing eastern half of the park, as a small scale wooden building set in an unobtrusive location in JHP.

Std 1 & Std 4. On site #1, the Teloff is visible and may alter the historic context of the historic buildings, however, there are precedents in Arizona where new construction is 100% visible from historic buildings. On site #2, because the Teloff would be sited on the noncontributing portion of JHP, is small in scale, and is screened by the new orchard, it will not alter the historic character nor historic context of the historic buildings. The property's historic function will continue to be evident via the context the new orchard provides and the relationships of the three historic buildings to themselves, which will not change.

Std 2. Site #1 is 40' from the historic tractor shed, only somewhat closer than the nearest adjacent house. Site #2 does not infringe on the setbacks of the three historic buildings and "does not block nor impact in any way viewing their primary elevations". On this site, the Teloff is placed away from the historic buildings, in the noncontributing portion of the property, screened by the noncontributing orchard, and does not "obscure, damage, or destroy character-defining features" because there is little or no visibility of the Teloff from the historic buildings.

Std 3. At site #1 the Teloff has some impact to setting, context and open space. At site #2 at 130' away from the three historic buildings, well off the driveway and hidden by the noncontributing orchard, the "historic setting and context of the property...and open space" are minimally impacted. The proximity, scale and modernity of the adjacent houses are actually closer, larger and more incongruous with the three historic buildings. While the issue of the Jordan buildings being "crowded with dense development" was called out in the NRHP nomination, it was determined to not affect eligibility.

Std 5. The Teloff by itself meets the points of this criteria point in its "massing, size, scale, and architectural features" which are "compatible with those of the (existing) historic buildings". Because of the Teloff's scale and the distance and shielded location of site #2, it is very "subordinate" to the existing historic buildings. Additionally, it is minimally or not visible from any of the historic Jordan buildings.

Also, the Teloff's unique style and planned interpretation and signage will confirm that it is not intended to create any "false sense of historic development" within JHP.

Std 6. While site #1 is within closer proximity to the historic buildings, it is approx. 40' from the tractor shed and 160' (trees block a direct measurement from site #1 to back corner of house) from the packing shed and house. These distances are comparable to or exceed the distances from adjacent houses. Site #2 was identified for its extended distance from the existing historic buildings, thus enabling the Teloff's "limited size, scale, and design" to have minimal impact.

Std 7. Site #1 does not currently offer screening by trees, however, this might be possible. Site #2 "maximizes the advantage of existing site conditions, such as wooded areas or drops in grade that limit visibility", and leverages the downward slope of JHP away from the setting of the three historic buildings.

Std 8. There are no historic landscapes nor archeological resources in JHP. The small size of the Teloff and the proposed sites keep it from impacting any "significant viewsheds".

The purpose of the City of Sedona's historic preservation code is to: "...promote the protection, enhancement, and perpetuation of properties and areas of historic, cultural, archaeological and aesthetic significance as being necessary for the economic, cultural, educational and general welfare of the public."

Generally accepted in the historic preservation community is the desirability of "adaptive reuse", which refers to "the process of reusing an old site or building for a purpose other than which it was built or designed". The City and the Sedona Historical Society have been 15+ year partners in insuring that the remnants of the historic Jordan Ranch be sensitively preserved and used for Mrs. Jordan's and the community's intended purpose as a historic site and heritage museum. It is usually true that a building in use is better protected from decay that can affect its usability and sustainability than a building left without purpose.

Additionally, historic preservation has proven to have positive economic impact by attracting 'cultural heritage tourists', shown to be 'high-value' visitors who stay longer, spend more and less 'impacting' on the environment and public infrastructure. Celebrating and educating about Sedona's long movie-making history can enhance Sedona's attractiveness as a cultural heritage tourism destination.

The sensitive relocation of the Teloff to JHP can further all of these purposes and public expectations, protect the existing historic designations, and enhance the Sedona Heritage Museum and JHPark visitor experience.

Attachment:

Secretary of Interiors Standards for Rehab – Standard 9 (New Construction within the Boundaries of Historic Properties):

General: It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

Std 1. Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.

Std 2. The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.

Std 3. Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

Std 4. In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.

Std 5. As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

Std 6. The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.

Std 7. As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.

Std 8. Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.

Exhibit 8D, Pg 1 - Review of precedents for construction of new structures at NRHP sites:

The following are four examples illustrating the precedent for new buildings to be added to NRHP sites.

Slide Rock State Park:

The Pendley Homestead buildings are on the NRHP. It has been part of the Arizona State Parks system since 1987. Since then several noncontributing buildings have been added to the site, all within view of all of the contributing buildings. See Exhibit 8D, pg 2 for photos.

Armijo House:

The Armijo house in the Cross Creek Ranch subdivision outside Sedona is on the NRHP. It was added to the Register after the subdivision was created with the knowledge that large, new construction custom homes will be built on immediately adjacent lots and throughout the subdivision. See Exhibit 8D, pg 3 for photos.

MacFarland State Park:

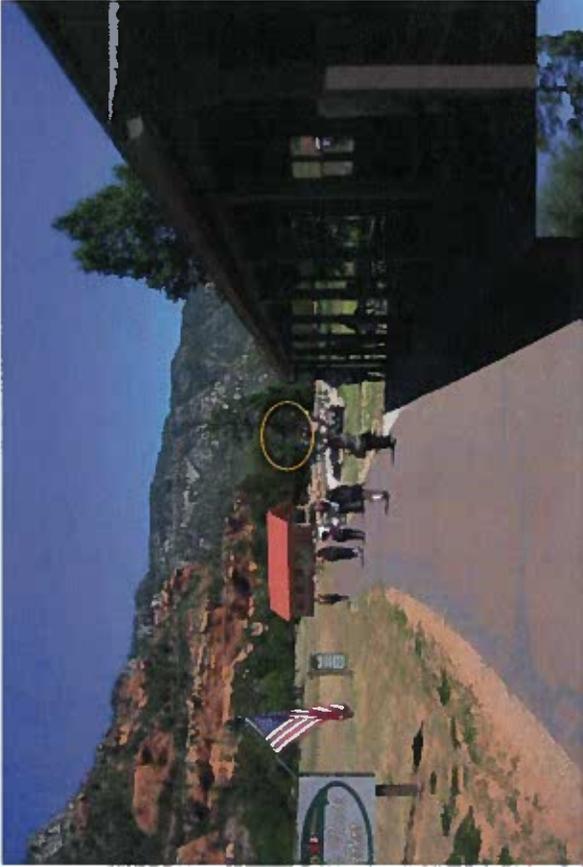
This entire small urban site with its one historic building is on the NRHP. It has been part of the Arizona State Parks system since 1977. In 1981, a new noncontributing archive storage and restroom building were constructed. See Exhibit 8D, pg 4 for photos.

Yuma Quartermaster Depot State Park:

This entire site with multiple historic buildings is on the NRHP. It became part of the Arizona State Parks system in phases between 1969-1999. Several years later a large new visitors center was built within very close proximity to the historic Corralhouse and within view of all the historic buildings on the site. See Exhibit 8D, pg 5 for photos.

Exhibit C8d
Narrative and Photos of Precedents for Similar Scenarios/New
Construction

Exhibit 8D Pg 2—Slide Rock State Park, Sedona



Views of historic buildings from entry,
historic buildings circled



Views from historic buildings
toward new buildings



Views from historic buildings
toward new buildings



Historic
House &
Packing
Shed

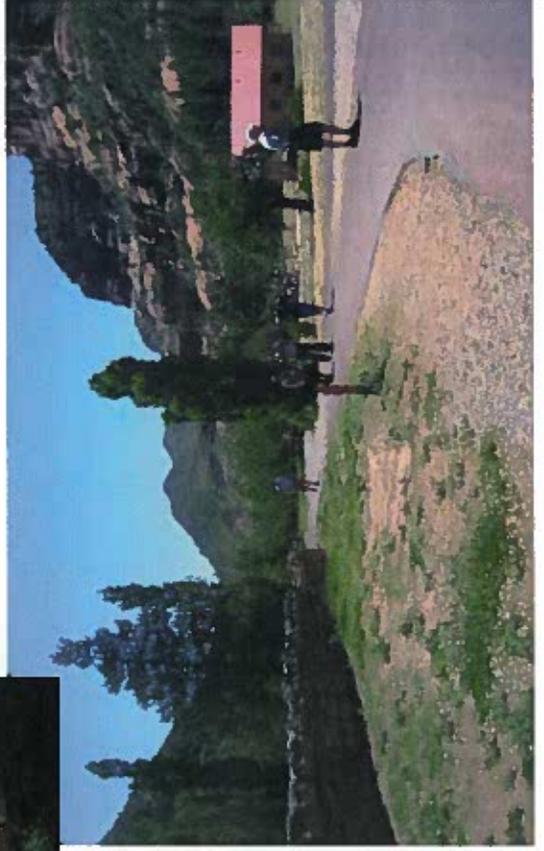
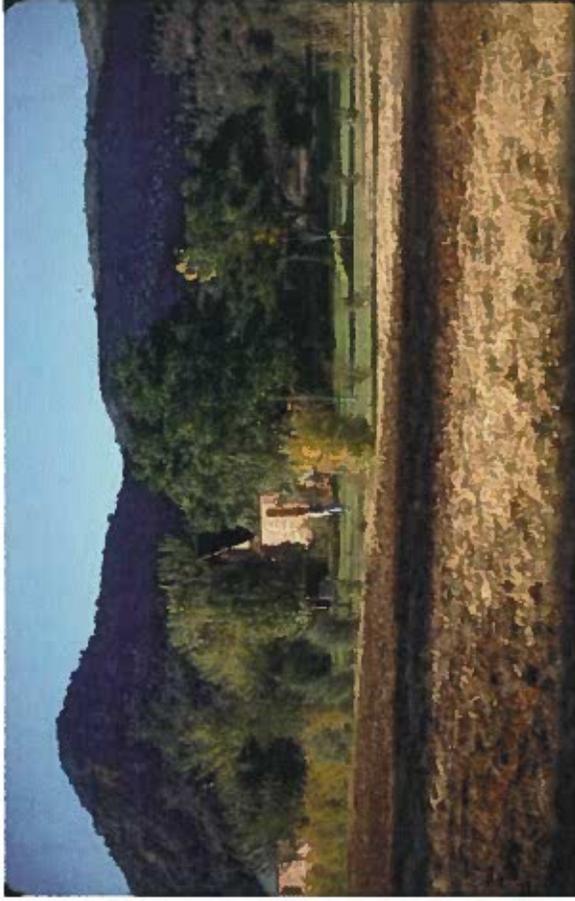
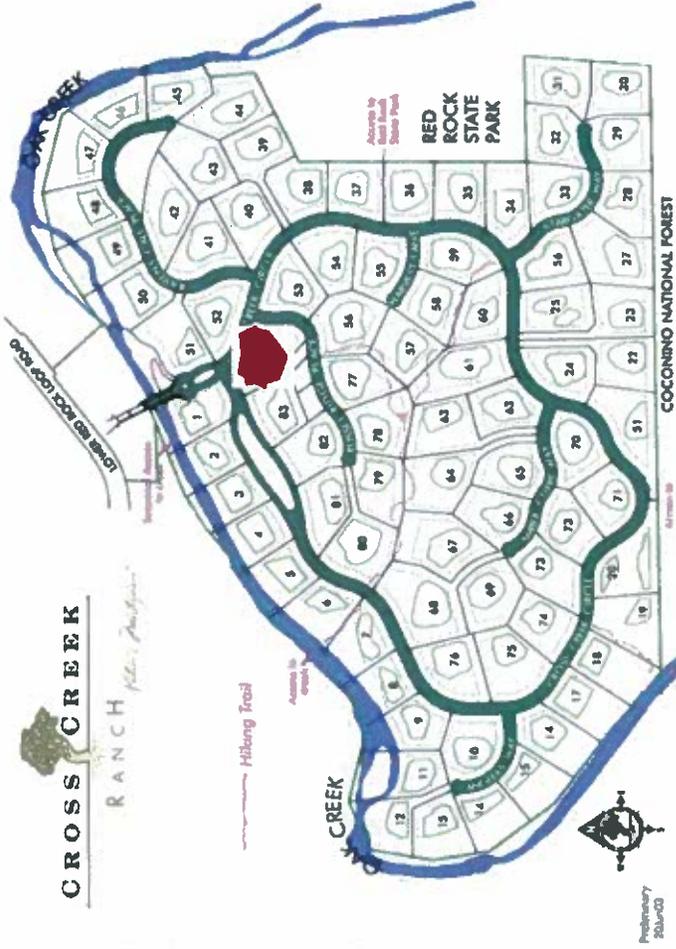
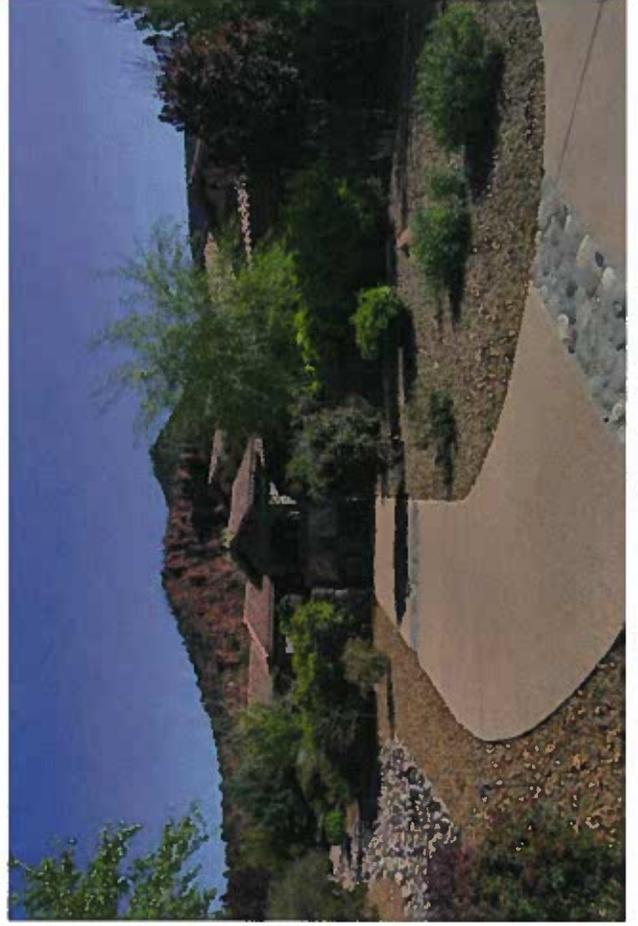


Exhibit 8D, Pg 3—Armijo House, Cross Creek, Sedona



1950s view of house & surroundings



84 lots, 2 ac./lot, minimum size house must be built
Design criteria does not mention any requirements for designs that honor
or are necessarily sensitive to the Armijo house.

< Current house for sale in Cross Creek
Ranch subdivision, example of size and
style of new construction allowed on the
83 buildable lots

Exhibit 8D, Pg 4—Macfarland State Park, Florence



View of historic building from Main Street.
Adjacent new and old commercial development

New archives & restroom building on left,
historic building on right with courtyard between.

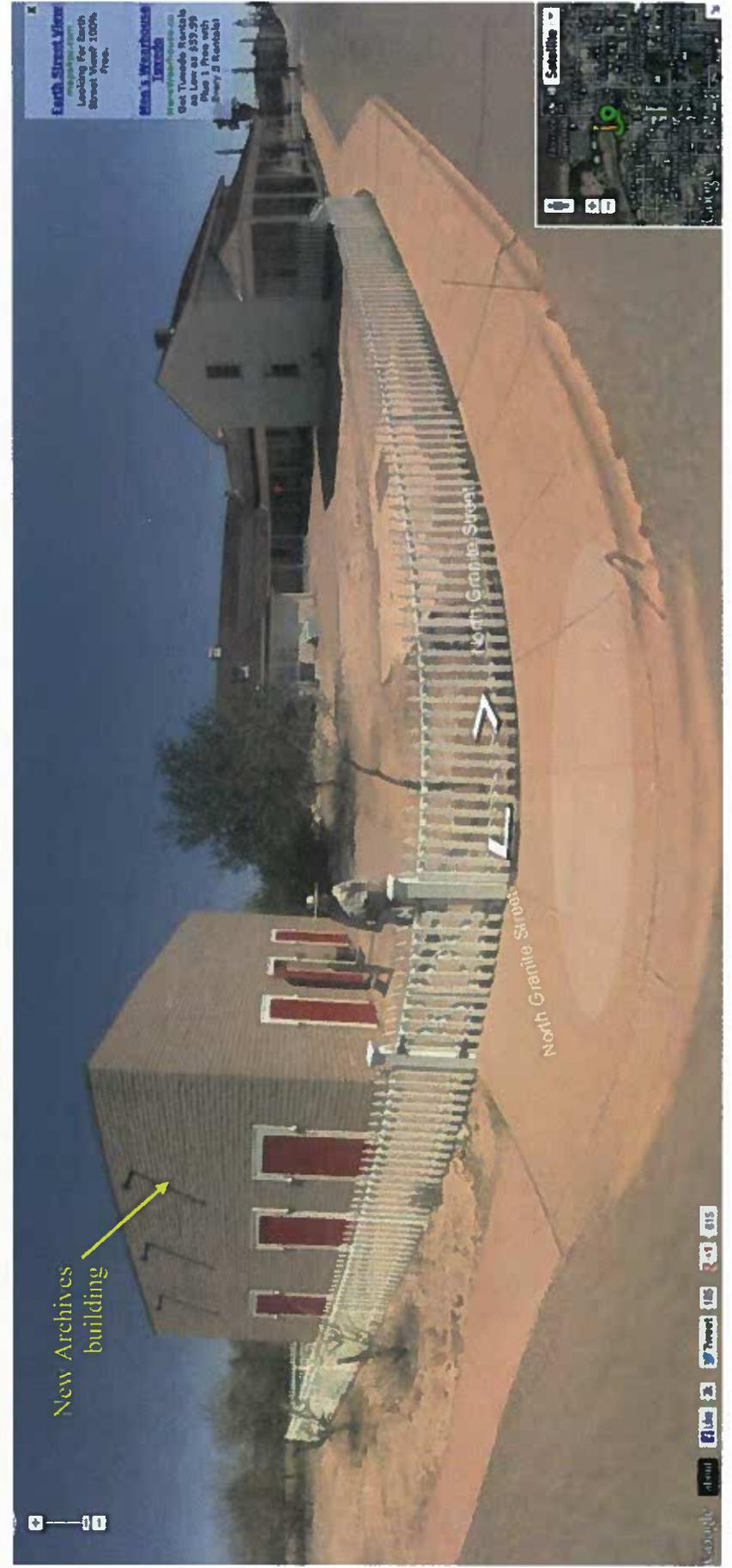


Exhibit 8D, Pg 5– Yuma Quartermaster Depot State Park, Yuma



Note location of New Visitors Center (VC)
Note absence of screening via landscaping or other natural or manmade barriers between new VC and historic (H) buildings.
Surrounding commercial and industrial development is readily visible from most if not all historic buildings.
(street views were not available)

Exhibit C8e
Letter of Opinion, State Historic Preservation Office (SHPO)

Janice K. Brewer
Governor

Bryan Martyn
Executive Director



Board Members

Walter D. Armer, Jr., Vail, *Chair*
Kay Daggett, Sierra Vista
Alan Everett, Sedona
Larry Landry, Phoenix
William C. Scalzo, Phoenix
Tracey Westerhausen, Phoenix
Vanessa Hickman, State Land Commissioner

June 28, 2013

Ron Maassen, President
Sedona Historical Society/Sedona Heritage Museum
P.O. Box 10216
Sedona AZ 86339

Dear Mr. Maassen:

The State Historic Preservation Office offers the following information and opinion regarding moving the "Telegraph Office" building to Jordan Historical Park (JHP) in Sedona AZ. The JHP is listed in the National Register of Historic Places under Criterion B and C:

Criterion B. Property is associated with the lives of persons significant in our past. Significant person is Walter Everett Jordan, "a pioneer fruit grower and member of a significant agriculture/farming family who settled in Sedona in the 1920s. This property relates to the "Agriculture" context as an example of the process and technology of cultivating and irrigating the soil, producing crops, and cultivating plants." (JHP National Register Nomination).

Criterion C. Property embodies the distinctive characteristics of a type, period, or method of construction. "The Jordan Ranch is considered eligible as a property which embodies the distinctive characteristics of the vernacular/Bungalow type. This property relates to the "Architecture" context as an example of the practical art of designing and constructing buildings, in this case a vernacular type using local material. The period of significance represents the time period from the time the irrigation system was completed and the Jordan's house was built in 1931 – 1953. The property possesses integrity of location, design, materials, workmanship, feeling and association." (JHP National Register Nomination).

Materials. "Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible." (NPS Bulletin 15). The materials used for the buildings on the Jordan Ranch are authentic to the Jordan's preferences, time period, and environment.

The “narrative of precedents” for similar scenarios at NRHP sites are actually newly built buildings that clearly differentiate from the historic buildings of Slide Rock State Park, McFarland State Park, and Yuma Quartermaster Depot State Park. The “Telegraph Office” is an old railroad building constructed circa 1910. The proposed exterior colors for the building are “boxcar red” and the trim, skirt boards, and ornamentation will be “Western Union yellow”. At no time during its period of significance was a 1910 railroad building with these colors located within JHP boundaries.

Feeling. “Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together convey the property’s historic character.” (NPS Bulletin 15). The Jordan Ranch conveys the appearance and spirit of a ranch located in the historic Sedona area. If Walter Everett Jordan were to come back to visit, would he recognize his ranch?

The Secretary of the Interior’s Standards for Rehabilitation

- 1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3) Each property shall 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 architectural elements from other buildings, shall not be undertaken.**
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**

- Are the proposed sites for the “Telegraph Office” on JHP appropriate or would moving the building onto JHP create a visual intrusion by altering features and spaces that characterize the property?
- Preparing a historical context for the “Telegraph Office” could be problematic, as the railroad never came through Sedona, making the interpretation of the building at JHP difficult.
- The selection of an appropriate juxtaposition for the “Telegraph Office” should be considered very carefully. Another location for the “Telegraph Office” could create a showcase for the railroad building and it’s interesting story and save the integrity of the historic ranch.

Sincerely,



Vivia Strang, CPM
National Register Coordinator
Arizona State Parks/State Historic Preservation Office

VS:vs

Cc: James Garrison, State Historic Preservation Officer

Exhibit C8f
Letter of Comments to SHPO letter from Sedona Historical
Society

SEDONA HISTORICAL SOCIETY

Preserving the Past for the Future

Date: July 17, 2013

To: Audree Juhlin, City of Sedona Historic Preservation staff

From: Sedona Historical Society (SHS)

SHS has received a letter from the State Historic Preservation Office concerning relocating the "Telegraph Office" (Teloff) building to Jordan Historical Park (JHP). Following are some of the points they made (**in bold**) in reference to the original nomination to the National Register of Historic Places and SHS's additional information on those points (*in italics*):

The JHP is listed in the National Register of Historic Places (NRHP) under Criterion B and C:

Criterion B. Property is associated with the lives of persons significant in our past.

-SHS: While accurate, the Sedona Heritage Museum and JHP were originally envisioned by Ruth Jordan and then preserved by the citizens of Sedona to educate on the broad spectrum of the heritage of the Greater Sedona area -- not just confined to the Walter and Ruth Jordan family. And, according to Article A of the original Jordan Historical Park Master Plan, adopted by the City on Feb. 27, 1996 and updated Oct. 10, 2006, the museum covers ranching, Sedona's movie history, and the early pioneers (no Jordan connection to these other themes).

Criterion C. Property embodies the distinctive characteristics of a type, period, or method of construction.

-SHS: Through other documents provided for this Certificate of Appropriateness, SHS has attempted to show how this small building can be placed and/or screened to minimize impact to the original Jordan buildings; and as a movie prop it represents an era comparable to the 1931-1953 period of the Jordan property's development.

Materials.

-SHS: The materials used on the Teloff are wood siding and wood shingle roof, both similar or identical to materials used on other historic Sedona buildings and authentic to the Sedona vernacular of the stated period.

Narrative of Precedents.

-SHS: Many NRHP sites in Arizona and across the U.S. host newly built buildings or a multitude of buildings built over different eras and reflecting the style and materials of those eras. As a historical park with a large area identified as non-contributing to the historical significance of the site, JHP can actually further its mission to the community of Sedona and the nation through sensitively scaled and placed additional structures.

Feeling.

SHS: *Sedona has never been a 'planned community' and has always had an eclectic built environment. Again, with the size of the property, and variety of landscapes and location choices in JHP for additional structures, we are lucky that the early sense of history can be maintained while JHP can also continue as recognizable to the Jordans if they were to return.*

The Secretary of the Interior's Standards for Rehabilitation

- 1) **A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

-SHS: *JHP's use as a historical park, museum and educational venue requires minimal change to the existing historic buildings and its size, topography and landscape are amenable to providing sensitive locations for other buildings, including the several non-historic structures already added to Jordan Historical Park.*

- 2) **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

-SHS: *The proposed locations do not alter historic materials or features of JHP.*

- 3) **Each property shall be recognized as a physical record of its time, place, and use.**

-SHS: *Sensitive location of the Teloff within JHP will not impact this criteria.*

- 9) **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**

-SHS: *The Teloff is unique architecturally but compatible in materials and scale to other buildings in JHP.*

Other points:

-SHS: *Reminders: A) SHS is not applying for landmark status or National Register listing for the Teloff. It will be presented as a museum exhibit. B) The Teloff is significant to local history as the only surviving building from the Sedona movie set of the 1940s. It will help to tell the story of an important part of Sedona's history. C) The Teloff is small in scale.*

The Sedona Historical Society and Sedona Heritage Museum earnestly request your approval of this Certificate of Appropriateness, so we can proceed with the addition of this valuable asset for the community. This project has garnered considerable public support, including extensive volunteer time and private donations and pledges. This community outpouring gives evidence that people believe in this project and want to see it succeed in timely fashion.

Thank you.

Janeen Trevillyan
SHS Trustee

Jim Eaton
SHS Trustee

Exhibit C8g
Letter of Support, Historic Preservation Consultant and Bio

Nancy L. Burgess
Preservation Consulting
P.O. Box 42
Prescott, AZ 86302
(928) 445-8765

June 17, 2013

Vivia Strang
National Register Coordinator
State Historic Preservation Office
Arizona State Parks
1300 West Washington Street
Phoenix, AZ 85007

Re: Jordan Ranch Historical Park, Sedona, Arizona

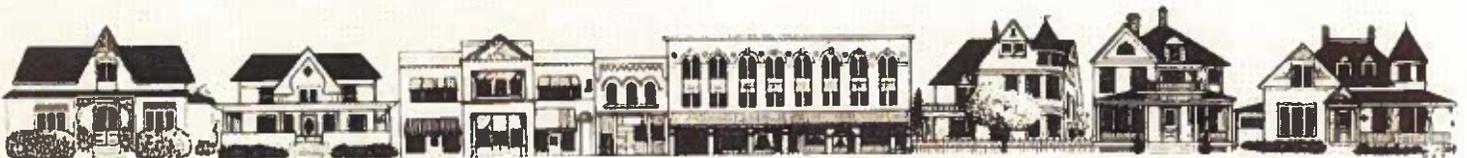
Dear Vivia,

Sedona Historical Society has requested a letter of support for their proposal to add a small building to the campus of Jordan Ranch, a National Register listed property. As the preparer of the nomination to the National Register for this property, I am very familiar with the history, setting and purpose of the Jordan Ranch/Sedona Heritage Museum facility. I am also very familiar with the Secretary of the Interior's Standards for Rehabilitation and the application of those standards to National Register and other designated properties, buildings, structures and objects.

I have reviewed the packet which was submitted to the SHPO by the Sedona Historical Society. The Sedona Historical Society proposes to move the 'Telegraph Office' building that was used as a 'prop' at the old Sedona movie set to Jordan Historical Park (JHP) where it will be restored for a new life as an exhibit for the Sedona Heritage Museum.

Standard #9 of the Secretary's Standards is most applicable to this proposal. The "Telegraph Office" building which is the subject of this proposal, although historic in age, has been moved at least three times and lacks historic integrity. It is not proposed to be documented for nor added to the Register as a contributor or non-contributor to the Jordan Ranch National Register property. Standard # 9 states that it "is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site." Further, according to the Secretary's Standards and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be "built in a manner that protects the integrity of the historic building(s) and the property's setting."

There are two proposed sites for the location of the Telegraph Office, which has a 16' X 20' footprint. Since I am familiar with the 3.75 acre listed property and the contributing and non-contributing buildings on the site, it is my opinion that either proposed location for the Telegraph Office would be suitable and would be supported by the Secretary's Standards.



June 17, 2013

Page 2

Site #1 has the advantage of being located at the rear of the property to the west of (and behind) the non-contributing restroom building. Although this location is closer to the listed buildings, its location at the rear of the property would result in little or no impact on the site as a whole or on the listed buildings. The disadvantage of this location is that it would be less noticeable to those visiting the Sedona Heritage Museum and Jordan Historical Park and therefore may not be as effective as an exhibit and interpretive space as it might be in a different location. Site #1 does clearly meet the criteria for new construction pursuant to Standard #9, "within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site."

Site #2 would locate the Telegraph Office at the front of the property, on the noncontributing portion of Jordan Historical Park, mostly hidden from view from the listed buildings. At this location, the building would probably be more effective as an exhibit and interpretive building. The Telegraph Office is small in scale, and, at Site #2, would be screened by the new orchard. Location of the Telegraph Office at this site would not alter the historic character or the historic context of the listed buildings. As stated in the project proposal by the Sedona Historical Society, "the property's historic function would continue to be evident via the context the new orchard provides and the relationships of the three historic buildings to themselves, which will not change." And, Site #2 "maximizes the advantage of existing site conditions, such as wooded areas or drops in grade that limit visibility", and leverages the downward slope of JHP away from the setting of the three historic buildings." Site #2 also clearly meets the criteria for new construction pursuant to Standard #9, "within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site."

It is my opinion that the re-location of the Telegraph Office to the campus of the Sedona Heritage Museum/Jordan Historical Park would have no impact on the integrity of location, design, setting, materials, workmanship, feeling or association of the listed property, Jordan Ranch, and would enhance the visitor's experiences at and the educational value of the Sedona Heritage Museum.

Sincerely,



Nancy L. Burgess

RESUME'
of
NANCY L. BURGESS

**1501 East Wells Fargo Road
Prescott, Arizona 86303
(928) 445-8765
e-mail: badgermt@cableone.net**

EDUCATION: **Bachelor of Arts in Photography, Prescott College, 1988.
Historic Preservation Field School, University of South Carolina, 1988.
The Paralegal Institute, Phoenix, Arizona. Certificate of Completion, 1975.
Considerable Continuing Legal Education.**

EXPERIENCE: **Twenty-five plus years' experience as a Preservation Consultant, with particular emphasis on historic district surveys for National Register of Historic Places Nominations. Over eight years experience as a Paralegal with considerable responsibility in most areas of general legal practice, with emphasis on legal research. Six years experience in retail furniture store and interior design studio management, including operations and office management with extensive experience in inventory control and merchandising.**

EMPLOYMENT:
October, 1987
to
Present

PRESERVATION SPECIALIST, Self-Employed Consultant, Prescott, Arizona - Responsibilities include many functions associated with typical historic preservation activities, e.g., evaluation, research, analysis, documentation, coordination with local, state and federal agencies, photography, etc. Principle projects completed include three Certified Local Government survey projects (East Prescott, West Prescott and Pine Crest Historic District National Register Nominations); City of Prescott Courthouse Plaza Historic District Survey, Toltec Lodge, Ft. Whipple/VAMC (Prescott); Chapel of the Holy Cross, Jordan Ranch, Hart Store, Cross Creek Ranch (all Sedona); Kirkland Store, Groom Creek School, Groom Creek Rock House, Santa Fe, Prescott & Phoenix Railroad, and the Mayer Business Block and Mayer Apartments National Register Nominations totaling more than 300 buildings.

August, 1990
to
December, 2009

PRESERVATION SPECIALIST, City of Prescott, Prescott, Arizona - Responsibilities include administration of the City's historic preservation program; enforcement of applicable local ordinances; providing staff assistance to the Prescott Preservation Commission; administering grants and surveying local historic properties, including preparation of thirteenn district nominations to the National Register of Historic Places containing more than 1100 properties/resources.

April, 1984
to
March, 1988

LEGAL ASSISTANT, Favour, Weaver, Moore, Wilhelmsen & Schuyler, P.A., Prescott, Arizona - Responsibilities included handling March, discovery matters; reviewing and summarizing documents; legal research, including Westlaw; drafting of pleadings; litigation case management; preparing deeds, mortgages, notes, Arizona Department of Real Estate and U.S. Department of Housing and Urban Development subdivision filings; preparing trial exhibits.

October, 1977
to
April, 1984

PARALEGAL, City of Phoenix Law Department/Criminal Division, Appeals Bureau, Phoenix, Arizona - Responsibilities included preparation of appellate briefs, complaints and memoranda of law for Special Actions, motions and responses regarding various legal issues; managing information retrieval system; researching, writing and updating of office procedures and training manuals; preparing statistical reports; monitoring of all Special Actions and major appeals; considerable liaison work with Courts.

January, 1976
to
October, 1977

PARALEGAL, Various Private Law Firms, Phoenix, Arizona - Responsibilities included drafting of pleadings and other legal documents, probate forms, interrogatories and form motions; preparing for depositions and court appearances; litigation file and case management; conducting legal research; handling correspondence and estate accounts. Work was performed under the general guidance of a senior partner with considerable latitude for independent decision-making in application of assignment solutions.

August, 1969
to
July, 1975

ADMINISTRATIVE ASSISTANT, Home Furnishings Industry, Phoenix, Arizona - Gained working knowledge of all operational functions of interior design and retail furniture business.

**AFFILIATIONS/
AWARDS:**

Prescott Preservation Commission, member 1989-91, Chair 1990, Vice-Chair 1991; Yavapai Heritage Foundation, member 1987 to 2006, President 1989-91; Prescott Main Street Design Committee 1987-88; National Trust for Historic Preservation, member since 1987; Sharlot Hall Museum, member and volunteer since 1988, Board of Directors 1992-1998, President 1995-96; Arizona Paralegal Association, founding member, Board of Directors 1981-83; Yavapai Cemetery Association Coordinating Council, 1994-2011; Smoki Museum Strategic Planning Committee, 2005/2006, Governor's Awards for Historic Preservation 2001, 2004, 2006, 2007; Arizona Culturekeeper 2008; Sharlot Hall Award, 2010; Arizona Historical Society, member 2001 to present.

Exhibit D
Land Development Code, Article 1509
(Certificate of Appropriateness)

City of Sedona Land Development Code, Article 15 (Historic Preservation Ordinance)

1509 Certificate of Appropriateness

A Certificate of Appropriateness is required before commencing any exterior improvements or development, including alteration, restoration, renovation, reconstruction, new construction, demolition or removal, in whole or in part, of any landmark or property located within a Historic District, whether or not the work will require a building permit. Building permits for exterior work on landmarks or properties within Historic Districts cannot be issued without first obtaining a Certificate of Appropriateness. If a building permit is sought from the city without a Certificate of Appropriateness, the issuance of the permit shall be deferred until after a Certificate of Appropriateness is issued by the Historic Preservation Commission.

1509.01 Application Submittal and Review Procedure. An application for Certificate of Appropriateness shall be submitted by the owner of the subject property or agent and involves the following steps:

A. Pre-Application Consultation. Prior to the submittal of an application for a Certificate of Appropriateness, the applicant should consult with the Director to explain the application submittal requirements.

B. Application Submittal Requirements. An application for a Certificate of Appropriateness shall contain at a minimum the following, any of which may be waived by the Director:

1. Completed application.
2. Location and description of property with photographs of areas affected by proposed project.
3. Filing fee.
4. A letter of intent describing the overall project specifically addressing architectural style, its compatibility within its context area, building materials, colors, exterior lighting, signage and landscaping if applicable.
5. Site Plan identifying all existing and proposed structures.
6. Scaled illustrations showing all existing and proposed site improvements and conditions, landscaping, signage and building elevations.

7. Samples of all proposed exterior paints or stains and colors and samples of roof and other exterior materials to be used, with an explanation on how they relate to existing colors and materials.

8. If the proposal includes signs or lettering, a scale drawing showing dimensions, lettering, colors, materials and any illumination.

9. Any additional information which the Commission may require to visualize the proposed work.

C. Acceptance of Application. Upon receipt of an application for a Certificate of Appropriateness, the Director shall complete a preliminary review within 2 working days to ensure that all the required materials have been submitted. Incomplete applications may be returned to the applicant and not processed until all materials have been submitted. If all the required materials have been submitted, the application shall be considered complete and shall be accepted by the Director.

1509.02 Notice of Public Hearing.

A. Upon receipt of a complete application for a Certificate of Appropriateness, the Chairperson of the Commission shall place it on the agenda for a public hearing within 30 days. Public notice of this hearing shall be given as prescribed by Arizona law. The city shall give notice of the date, time and place of a public hearing for consideration of a Certificate of Appropriateness, including a general explanation of the matter to be considered and a general description of the area affected at least 15 days before the hearing in the following manner:

1. Publication at least once in a newspaper of general circulation in the city.

2. Posting on the affected property so that the words "Public Hearing" and the date and time of the hearing are visible from a distance of 100 feet. It shall be the responsibility of the applicant to maintain the posting once erected.

3. Notification by first class mail shall be sent to each real property owner as shown on the last assessment of the property within 300 feet of the subject property.

B. Following acceptance of a complete application, the Director shall conduct a formal review and prepare a comprehensive report, which shall be submitted to the Commission and made available to the applicant, media and general public 7 calendar days prior to the Commission's public hearing. Commission members shall make every effort to inspect the property prior to the hearing.

C. At the hearing, concerned persons may present testimony and/or documentary evidence which will become part of the record of the hearing and the deliberations of the Commission.

1509.03 Commission Review and Decision.

A. It is the intent of this article to ensure, insofar as possible, that properties designated as a landmark or a property within an Historic District shall be in harmony with the architectural and historical character of the property or district.

B. When reviewing an application for a Certificate of Appropriateness, the Commission may approve, conditionally approve or deny a Certificate of Appropriateness based on the following:

1. The proposed work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and
2. The proposed work will be compatible with the relevant historic, cultural, educational or architectural qualities characteristic of the structure or district and shall include but not be limited to elements of size, scale, massing, proportions, orientation, surface textures and patterns, details and embellishments and the relationship of these elements to one another; and
3. The proposed work conforms with review guidelines and/or other applicable criteria; and
4. The exterior of any new improvement, building or structure in a designated Historic District or upon a landmarked site will not adversely affect and will be compatible with the external appearance of existing designated buildings and structures on the site or within a Historic District.

C. Review Guidelines and Criteria.

1. The Commission may utilize the following documents and criteria as guidelines when considering an application for a Certificate of Appropriateness:

- a. Approved design guidelines for a designated Historic District.
- b. Secretary of the Interior's Standards for Rehabilitation.
- c. Secretary of the Interior's Preservation Briefs and other information developed by U.S. Department of the Interior Park Service, Arizona Historic Preservation Office, National Trust for Historic Preservation,

National Alliance of Preservation Commissions, Association of Preservation Technology, and the Old House Journal.

d. Any other guidelines as adopted by the city.

D. No change shall be made in the approved plans of a project after issuance of a Certificate of Appropriateness without resubmittal to the Commission and approval of the change in the same manner as provided.

E. A Certificate of Appropriateness expires 6 months from the date of issuance unless work is started within that time.

F. If work exceeds that specified in the Certificate of Appropriateness, the Certificate of Appropriateness shall be revoked.

G. The Certificate of Appropriateness required by this article shall be in addition to any other permit(s) or review required for the proposed project.

1509.04 Demolition of Historic Landmark or a Contributing Property within a Historic District.

A. No person shall demolish a landmark or contributing property within a Historic District or cause or permit such demolition to be done, nor shall any permit for such demolition be issued, unless the demolition is approved by the Commission and a Certificate of Appropriateness is issued.

B. A landmark or contributing property may be demolished if:

1. The Chief Building Official has determined that an imminent safety hazard exists and that demolition of the structure is the only feasible means to secure the public safety; or

2. The Commission finds, after review, that maintenance, use and/or alteration of the designated property in accordance with the requirements of this article would cause immediate and substantial hardship on the property owner(s) because rehabilitation in a manner which preserves the historic integrity of the resource:

a. Is infeasible from a technical, mechanical, or structural standpoint; and/or

b. i. Would leave the property with no reasonable economic value because it would require an unreasonable expenditure taking into account such

factors as current market value, permitted uses of the property, and the cost of compliance with applicable local, state and federal requirements.

ii. Costs necessitated by the neglect or failure of the current owner(s) to maintain the property need not be considered in making this finding; or

c. The Commission finds that the demolition of a contributing property would not have a substantial adverse impact on the historic significance or integrity of a Historic District.

C. The applicant shall bear the burden of proof for all findings required for approval of a Certificate of Appropriateness for demolition.

D. If demolition is approved, the property owner(s) may be required to publish notice at least 10 days prior to the scheduled demolition date, in a newspaper of general circulation, of the availability of materials for salvage. Upon request, the Commission may make this information available to persons who may be interested in contacting the owner(s) to arrange for possible salvage of historic building materials.

Exhibit E
Sedona Landmark Recordation Documentation



**Recorded at the Request of:
CITY OF SEDONA**

**When Recorded Mail to:
CITY OF SEDONA
PAT SULLIVAN, CMC
CITY CLERK
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336**

Historic landmark Designation
Jordan Historic Park
Walter Jordan House - 401-03-001F
Walter Jordan Packing Shed - 401-03-001F
Walter Jordan Tractor Shed - 401-03-001F



102 Roadrunner Drive
Sedona, Arizona 86336
(520) 282-3113
TDD (520) 204-7102
Fax (520) 204-7105

Historic Landmark Designation

The real property set forth below has been designated by the City of Sedona as a Historic Landmark or is part of a Historic District. This Designation was made in accordance with the Sedona Historic Preservation Ordinance, Article 15 of the Sedona Land Development Code:

The building known as the Walter Jordan Packing Shed, built 1946, located at 735 Sedona, AZ, tax parcel # 401-03-001F.

This property is a Historic Landmark.

Only that portion of the property described herein shall carry the historic Designation (anecdotal name or description of structure or portion of site, including number of feet outside exterior walls or boundaries to be considered part of the Designated structure or site):

The packing shed structure.

Historic Preservation Commission approval required:

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, demolition or removal, in whole or in part, of any Landmark or any property within a Historic District without first obtaining a Certificate of Appropriateness. The Historic Preservation Commission shall develop, adopt and publish criteria for review of applications for Certificate of Appropriateness. An application for a Certificate of Appropriateness shall be made to the Chairman of the Historic Preservation Commission per ordinance.

City of Sedona by Mike Ellis, Mayor (Owner) (Date)

Robert B. L. 16 Sept 2002

(Chair, Sedona Historic Preservation/Date)





102 Roadrunner Drive
Sedona, Arizona 86336
(520) 282-3113
TDD (520) 204-7102
Fax (520) 204-7105

Historic Landmark Designation

The real property set forth below has been designated by the City of Sedona as a Historic Landmark or is part of a Historic District. This Designation was made in accordance with the Sedona Historic Preservation Ordinance, Article 15 of the Sedona Land Development Code:

The residence known as the Walter Jordan House, built 1931-1947, located at 735 Sedona, AZ, tax parcel # 401-03-001F.

This property is a Historic Landmark.

Only that portion of the property described herein shall carry the historic Designation (anecdotal name or description of structure or portion of site, including number of feet outside exterior walls or boundaries to be considered part of the Designated structure or site):

The residence structure.

Historic Preservation Commission approval required:

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, demolition or removal, in whole or in part, of any Landmark or any property within a Historic District without first obtaining a Certificate of Appropriateness. The Historic Preservation Commission shall develop, adopt and publish criteria for review of applications for Certificate of Appropriateness. An application for a Certificate of Appropriateness shall be made to the Chairman of the Historic Preservation Commission per ordinance.

City of Sedona by Dick Ellis, Mayor (Owner) (Date)

Robert B. [Signature] 16 Sept 2002

(Chair, Sedona Historic Preservation Commission) (Date)





102 Roadrunner Drive
Sedona, Arizona 86336
(520) 282-3113
TDD (520) 204-7102
Fax (520) 204-7105

Historic Landmark Designation

The real property set forth below has been designated by the City of Sedona as a Historic Landmark or is part of a Historic District. This Designation was made in accordance with the Sedona Historic Preservation Ordinance, Article 15 of the Sedona Land Development Code:

The building known as the Walter Jordan Tractor Shed, built 1929, located at 735 Sedona, AZ, tax parcel # 401-03-001F.

This property is a Historic Landmark.

Only that portion of the property described herein shall carry the historic Designation (anecdotal name or description of structure or portion of site, including number of feet outside exterior walls or boundaries to be considered part of the Designated structure or site):

The tractor shed structure.

Historic Preservation Commission approval required:

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, demolition or removal, in whole or in part, of any Landmark or any property within a Historic District without first obtaining a Certificate of Appropriateness. The Historic Preservation Commission shall develop, adopt and publish criteria for review of applications for Certificate of Appropriateness. An application for a Certificate of Appropriateness shall be made to the Chairman of the Historic Preservation Commission per ordinance.

City of Sedona by Mick Ellis, Mayor (Owner) (Date)

Robert B. C. 16 Sept 2002

(Chair, Sedona Historic Preservation/Date)



Exhibit F
National Register of Historic Places Nomination Application

United States Department of the Interior
National Park Service

AUG 04 2003

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Jordan Ranch

other names/site number Jordan Orchard; Jordan Historical Park and Sedona Heritage Museum

2. Location

street & number 735 Jordan Road not for publication

city or town Sedona vicinity

state Arizona code AZ county Coconino code 05 zip code 86336

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James W. Gannon Arizona 25 November 2003
Signature of certifying official/Title Date
ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Edson H. Ball 1/28/04
Signature of the Keeper Date of Action

Jordan Ranch
Name of Property

Coconino, Arizona
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
2	0	structures
		objects
3	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE: Agricultural Outbuilding

AGRICULTURE: Processing

AGRICULTURE: Storage

Current Functions
(Enter categories from instructions)

RECREATION & CULTURE: Museum

EDUCATION: Library

AGRICULTURE: Agricultural Outbuilding

RECREATION & CULTURE: Museum

OTHER: Restroom

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

OTHER

Materials
(Enter categories from instructions)

foundation Concrete

walls wood frame; concrete

sheathing: Native Sedona red sandstone

roof end, cross gable; shed; front gable

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Jordan Ranch
Name of Property

Coconino, Arizona
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (38 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Exploration/Settlement
- Architecture
- _____
- _____
- _____
- _____

Period of Significance

1931 to 1953

Significant Dates

1931; 1937; 1946; 1947

Significant Person

(Complete if Criterion B is marked above)

Jordan, Walter Everett

Cultural Affiliation

Architect/Builder

Walter Jordan; John Kamas

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Sedona; Sedona Historical Society

Jordan Ranch
Name of Property

Coconino, Arizona
County and State

10. Geographical Data

Acreage of Property 3.75

UTM References

(Place additional UTM references on a continuation sheet.)

1	12	430442	3859623
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Nancy L. Burgess

organization _____ date July 31, 2003

street & number P. O. Box 42 telephone (928) 445-8765

city or town Prescott state AZ zip code 86302-0042

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Sedona

street & number 104 Roadrunner Drive telephone (928) 204-7120

city or town Sedona, state AZ zip code 86336

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

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7. DESCRIPTION

SUMMARY:

The Jordan Historical Park and Sedona Heritage Museum property (historically known as Jordan Ranch or Jordan's Orchard) consists of approximately 4.80 acres, 3.75 acres of which were originally part of the Walter Everette and Ruth Woolf Jordan Ranch, farmstead and orchard. The property being nominated is comprised of the remaining 3.75 acres of the Jordan Ranch and includes all of the buildings currently on this property. The Jordan residence was originally built in 1931, expanded in 1937 and expanded and remodeled to its present configuration, footprint and style in 1947. It is a one story single family residence with Bungalow features. The property also includes two Vernacular agriculture related buildings: the apple packing shed built in 1946; and a tractor shed, built in the early 1930s, which was the original fruit packing shed. This building was reused as an equipment building after the apple packing shed was constructed in 1946. The fourth building located on the property is a modern freestanding restroom building built by the City of Sedona in 1998 after the property had been acquired by the City in 1990 and converted to a historical park and museum. The Jordan residence faces east, with the apple packing shed behind it to the west and slightly south and the Tractor Shed located north and west of the residence. The modern restroom building is north of the residence. These buildings also face east (see Sketch Map, Exhibit A). East of the residence is a small, fenced orchard. These vernacular buildings do not display sophisticated styling or design but do display craftsmanship in the use of locally available stone as a building material and they retain authenticity of building materials and techniques. See notes of Anne Jordan Jackson, February, 1995, Jordan Historical Park and Sedona Heritage Museum archives; records of City of Sedona. See photos # 3, 6, 7, 8, 9, 13, 14, & 18.

Jordan Ranch is located on the west side of Jordan Road at 735 Jordan Road, Sedona, Coconino County, Arizona. The Jordan Ranch property represents one of the last pioneer farming/agriculture properties within the City limits of Sedona. The Jordan Ranch possess integrity of location, design, materials, workmanship, feeling and association.

COMMUNITY, SETTING AND APPEARANCE:

Sedona's settlement began about 1867 with a few early settlers who were homesteading and subsisting by hunting and farming in a remote and fairly inaccessible area known as the "Red Rock Country", which was then included in Yavapai County, Arizona. Coconino County was created in 1891 with Flagstaff as the County Seat. Electricity arrived in Sedona in 1936, and in the outlying areas above Indian Gardens in 1949. Telephones arrived for the residents in 1951. Until the 1960s, orchards and farming were the primary economic base for Sedona. The City of Sedona was not incorporated until January 1, 1988.

Sedona is located in the high southwestern desert, beneath the rim of the Colorado Plateau, at an elevation of 4,500 feet. Sedona is well known for its spectacular red rock scenery and has been featured

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in many movies and commercials and in print media. Much of the area is forested woodland with large areas of open benchland featuring bursage-ragweed, woody perennials and grasses. The native shrubby vegetation consists primarily of Louisiana sagebrush, red barberry, Wright silktassel, evergreen turbinella oak, Gregg Ceanothus, alderleaf mountain-mahogany, pointleaf manzanita and cliffrose. The predominate tree is the smoothbark Arizona Cypress, with pinon pine and Utah juniper also present. Soaptree yucca, beargrass, pricklypear and hedgehog cactus are present but not common. The climate is mild and semi-arid with distinct seasons. Many of these plants are extant at the Jordan Historical Park and Sedona Heritage Museum and are labeled with both common and botanical names. Also present on the property east of the residence is a small fenced fruit orchard containing 12 older (1972) trees set out by Walter Jordan in front of the house along with fairly new supplemental trees (see photo # 19). Species include Black Tartarin and Bing cherries, D'anjou pear, Gala, Winesap, Red Delicious, Empire, Dwarf Jonathan, Granny Smith and Yellow Delicious apples and Reliance peaches. Although it is a significant landscape feature, it was not planted until 1972 and is not a contributor.

Oak Creek Canyon and Oak Creek are predominant features of the northern and eastern portions of the City. Most of the early settlement occurred in this area because of the availability of water from Oak Creek for household use and for irrigation. This spectacular canyon begins north of the northeast corner of the incorporated city limits. Oak Creek runs southwest through Sedona and forms the western boundary of the southern most portion of the city. Sedona is bisected by the Yavapai/Coconino County line and lies in both counties. Sedona is surrounded on four sides by the Coconino National Forest. To the north is the Red Rock - Secret Mountain Wilderness Area, and to the east is the Munds Mountain Wilderness Area, both part of the Coconino National Forest. To the south are the unincorporated communities of The Village of Oak Creek and Big Park and to the southwest are Page Springs and Cornville. See Area Map, Exhibit G.

The northeastern part of the City of Sedona, in which the Jordan Ranch is located, is typical of the modern growth in Sedona since the 1960s. The Jordans settled on this 160 acre homesteaded property in 1931. The farmstead and orchards encompassed 120 acres of this property on both sides of Jordan Road, and Jordan Road was at that time simply the lane which led to the Jordan's property. Later, the road received the official name of Jordan Road, probably in the 1950s.

In 1972 the Jordan family sold the bulk of their property, including six acres on the east side of Jordan Road, to John W. McClinchy Construction and Development Corporation of Phoenix, Arizona. The development of the land was to include a "fine patio home residential community benefitting Sedona and in keeping with the natural beauty of the land and surroundings" (Red Rock News, no date). As many of the trees as possible were to be saved. This area is now mostly developed, primarily with residential subdivisions, with new construction continuing to the north. Jordan Historical Park and Sedona

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Heritage Museum are well separated from development to the north by Mormon Wash, which is a seasonal waterway. This provides a natural barrier between the park and the residential development and also offers a semi-riparian area as a part of the park property. An additional 1.05 acres on the north side of Mormon Wash, which was not originally part of the Jordan property, was donated to the City of Sedona by the Jordan Park Glen Subdivision for a future parking lot in December, 1993. This property further buffers the park from development and includes part of Mormon Wash in the park property. The Sunset Homes Subdivision abuts the property at the northwest corner. To the west is the Mogollon Homes Subdivision. To the south, occupying the former Jordan orchard property, are the Orchard I Condominiums and the Orchards II Subdivision. Fencing along the most of the south and west boundaries help to separate the park from the residential development. See Vicinity Map, Exhibit B.

ARCHITECTURAL DESCRIPTION:

The Jordan Residence:

The Jordan residence is a vernacular single family residence with Bungalow features. See photos # 9, 10, 11 & 12. The Jordan residence contains approximately 3,000 square feet. It is generally "L" shaped, rectangular in plan and asymmetrical in massing with the broad facade to the front (east). The foundation is concrete with a partial crawl space and the walls are frame construction sheathed in native Sedona red sandstone. The rock work was done by Gene Cook with his brothers Bob and Leonard Cook (*Notes of Anne Jordan Jackson, ibid.*). The residence has a large, moderately pitched side gable roof over the east portion of the house running the entire length of the front facade and an intersecting end gable over the southwestern portion which includes the attached garage, which faces the south. The intersecting end gable roof is interrupted by a second side gable roof over the kitchen. It has moderate roof overhangs and wide eaves. Roofing material is green composition shingles. Rafter tails are exposed on the front and rear. Windows are wood frame with wood lintels and include multi-paned fixed and 6/6 double hungs set singly, in pairs and in groups. All windows are original. Original doors are single French doors. Ornamentation is minimal.

The building began as a one room board-and-batten cabin with a porch, a shower and a separate outhouse built by Jack Kent for Walter and Ruth Jordan when they settled on this property in 1931. See photo # 3. In 1937, Ruth Jordan's mother, Fannie Nettie Travis Woolf, came from Tempe, Arizona to live with Ruth and Walter during the summers and two bedrooms and a bathroom were added to the front, side and rear of the cabin. The northeast bedroom was arranged to duplicate her apartment in Tempe and the plywood walls, windows and light fixtures in that room are original. (*Notes of Anne Jordan Jackson, ibid.*) See Exhibit C, Floor Plan.

In 1947, Ruth and Walter embarked on a major remodeling of the house which would expand their space to the current "L" shaped footprint of approximately 3,000 square feet. As Walter was busy with the fruit growing business, Ruth was in charge of this project. She was the "driving force" behind the

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construction of the house and oversaw the details of construction on a daily basis (*notes of Anne Jordan Jackson, ibid.*). This remodeling incorporated the earlier spaces into a new plan and a new Vernacular style with Bungalow elements. It included enclosing a front porch which wraps around the northeast corner of the house and features banded windows set in groups of four. The entire house was sided with native Sedona red sandstone. There are an enclosed porch (1937) and an unenclosed porch on the front, which is partially covered with a shed-roof, and a flagstone patio. There is a screened porch on the back of the house which is incorporated into the side gable roof. On either side of this screened porch are groups of four 6/6 double hung windows. Gables are sided with vertical butted boards with a scalloped detail on the bottom edge. Windows are wood frame with wood lintels and include multi-paned fixed and 6/6 double hungs set singly, in pairs and in groups. Original doors are single French doors. The garage doors have been replaced with a pair of cross-buck style wooden doors which open in the middle and swing out. The rear door has also been replaced with a modern cross-buck style door with a six pane window. Woodwork and trim is stained and sealed, not painted. There are flagstone patios on the front and rear facades and a memorial garden at the southwest corner of the residence. See photos # 4, 5, 9, 10, 11, & 12.

The interior is primarily finished with vertical knotty pine tongue and groove paneling which is unpainted. This was made by Perry L. Jackson (*notes of Anne Jordan Jackson, ibid.*). This interior was briefly described by Catrien Ross Laetz in the March, 1987 issue of *Arizona Highways* magazine. Laetz states: "[t]he knotty pine interior of Walter and Ruth Jordan's Sedona home wears the gentle patina of time worn wood" (page 4). Some drywall has been added. A large living room with a stone fireplace can be entered from the front porch of the house or from the side porch, the most commonly used entrance. Immediately to the north of the living room is the one room cabin built in 1931. Added, in addition to the living room and kitchen, were two bedrooms on the north end of the building, one in the rear and one on the south west side, between the kitchen and the garage, a bathroom, a long hallway, a large store room lined with shelves and an area for wood storage. Ruth Jordan's 1947 kitchen featured several modern amenities of the time period, including a built-in pie safe/vegetable keeper. One concept from the one-room cabin was retained, however: the fold down kitchen table (see photo # 21). The residence is currently furnished with original furnishings from the Jordan family along with period and earlier pieces obtained for display purposes. (*Notes of Anne Jordan Jackson, ibid.*) See Jordan House Floor Plan, Exhibit C. Condition is good to very good. This building is eligible for the National Register.

The Tractor Shed:

By 1934 as the Jordan's orchard was starting to produce, they built a simple vernacular agricultural outbuilding with no foundation and a post and beam frame covered with vertical butted boards to use as a packing shed. It has a regular plan and symmetrical massing. It has a shed roof covered with corrugated metal and three pairs of wooden plank doors which open in the middle and swing out. There are no windows. This building was constructed north and west of the residence between the residence and barn

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(demolished). It is approximately 32 feet by 16 feet. After the big fruit packing shed was built in 1946, this building was converted to a tractor and equipment shed. Condition is fair due to weathering of the unpainted board exterior, lack of a foundation and structural deterioration. Recently, the Jordan Historical Park and Sedona Heritage Museum has constructed a concrete foundation inside the perimeter of the building and has done some other stabilization work which has improved the structural condition of the building. Other than the stabilization work, there are no changes to the building since its construction. See photo # 13. This building is eligible for the National Register.

The Apple Packing Shed:

In 1946 Walter Jordan, Ed Black and possibly Ed Passmore built a 40' by 120' agricultural storage and processing shed of poured concrete construction which is sheathed with native Sedona red sandstone. It has a regular plan and symmetrical massing. Originally a rectangle, there are two additions to the rear (west) of the building, one of which is a cold storage room added by the Jordans, possibly around 1950, which is also sheathed in native Sedona red sandstone (see photo #15), and a recent wood frame addition built by the City of Sedona (see photo #16). The current footprint totals approximately 4,600 square feet. The building has a moderately pitched side gable roof. The additions have shed roofs. Roofs are covered in green composition shingles. The site-built trusses are open and the interior of the original barn is one large, open space except for an original half bath in the northeast corner of the space. There are large cross-buck style wooden sliding doors at each end of the shed. There is one passage door on the west (rear) facade near the north end of the barn. Windows are wood frame 1/1 double hung set in pairs (5) and awning style (3). All windows are on the front (east) facade of the shed. The foundation is concrete. There is a loading dock on the east facade close to the south end of the shed. See photos # 14, 15, & 16).

The shed was used to sort, clean, pack and store fruit from the Jordan's orchards. They grew mostly peaches and apples, with the primary crop being peaches. In the shed, in working order, is a 40' long fruit processing machine. This machine was built by the John Bean Division of Food Machinery and Chemical Corporation (now FMC Corp.). The front section consists of a Model 6 polisher and the remainder is a Model 7PH FMC Cutler weight grader. The Jordans and their workers used this equipment from about 1950 until 1976. The Jordans sold only tree-ripened fruit, so the machine was used only for apples (see photo # 17). This building is currently used by the Sedona Historical Park and Sedona Heritage Museum for display and demonstration of equipment, including the fruit processing machine, and storage. Condition is good. This building is eligible for the National Register.

Restroom Building:

The City of Sedona purchased the Jordan property in 1990 from Ruth Jordan (Walter died in 1987) for \$5.00, with the intention to develop the property into a historic site and heritage museum. This necessitated the building of a free-standing restroom building, which was designed by architect John Kamas of Sedona and was built in 1998. It is located north of the Jordan residence, perhaps not far from the Jordans original

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outdoor toilet, which was stated to be “directly north of present bathroom, over the hill, hidden by oak brush” (*Notes of Anne Jordan Jackson, ibid.*) and is tucked into a rock outcropping. It is a Contemporary prow-front building of wood frame construction sheathed with vertical, butted boards on the upper part with native Sedona red sandstone below. It is 409 square feet, has a regular plan and symmetrical massing. See Restroom Floor Plan, Exhibit D. The roof is covered in green composition shingles. Windows are glass block, one row high, set in long bands high on the north and south facades. There are two symmetrically placed entry doors on the front (east) facade. Native Sedona red sandstone walls, outcroppings of boulders and native plants help integrate the building into the site and make it almost invisible from other locations on the property. Condition is very good. This building is not eligible for the National Register due to because it is not associated with the historic context. See photo # 18.

INTEGRITY:

The Jordan Historical Park and Sedona Heritage Museum property is an intact example of a pioneer/ranching/farming homestead with excellent architectural and historic integrity and few alterations. The only substantial alteration is the reduction in size of the property to the current 3.75 acres from the original 160 acres and the development now surrounding the park. However, the property continues to possess integrity of location, design, materials, workmanship, feeling and association.

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National Park Service

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8. STATEMENT OF SIGNIFICANCE

The Jordan Farm is eligible for the National Register under criterion "B" for its association with Walter Everette and Ruth Woolf Jordan, pioneer fruit growers and members of a significant agriculture/farming family who settled in Sedona in the 1920s. This property relates to the "Agriculture" context as an example of the process and technology of cultivating and irrigating the soil, producing crops and cultivating plants. This property is also eligible under criterion "C", as a property which embodies the distinctive characteristics of the vernacular/Bungalow styles. This property relates to the "Architecture" context as an example of the practical art of designing and constructing buildings, in this case in a vernacular/Bungalow style using local materials. The period of significance represents the time period from the time the house was built in 1931 to 1953. The property possesses integrity of location, design, materials, workmanship, feeling and association.

HISTORICAL BACKGROUND:

The modern historic development period of Sedona traditionally begins in 1867 when John James (Jim) Thompson homesteaded along Oak Creek in Oak Creek Canyon north of present-day Sedona. At this time, the area was known as "Red Rock Country", but did not have an official name. Located then in Yavapai County, it was far from any other civilization, isolated, dangerous and beautiful. Thompson established his homestead on land which had previously been farmed and irrigated by local Native American peoples and therefore named his homestead "Indian Gardens Ranch", which he later shortened to "Indian Gardens". The nearest stage station was Beaver Head Stage Station, located approximately 15 miles to the south along the old, and very primitive, stage road from Winslow through Prescott (the Territorial Capital and County Seat of Yavapai County) to Yuma. During that same year, other settlers were also arriving: John Lee settled at "Red Rock" and Margaret Ann Jackson became the first white woman to live on Lower Oak Creek. Soon, the Abraham James family moved into the area known as "Camp Garden". In 1880, Jesse Jefferson Howard, known as "Bear" Howard because of his bear hunting skill, built a cabin on the West Fork of Oak Creek. He hunted bear and deer and sold the meat to the railroad construction camps near Flagstaff. He is believed to have planted the first orchard in the area, some of which still exists.

In 1867, Jim Thompson built a "fairly tolerable" road, by hand, from his homestead at Indian Gardens to the area then known as "Camp Garden". This road was washed away in a flood and Thompson then built another road high above the creek going south from Indian Gardens, which wound around through Wilson Canyon and entered present-day Sedona approximately along the alignment of present day Jordan Road. This was one of several hand built roads which formed the beginning of a road system which would later develop into the framework for Sedona's present-day roads, including the Upper Red Rock Loop Road, the Lower Red Rock Loop Road, Schnebly Hill Road and State Highway 89A.

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In 1902 approximately six families lived in the area and Theodore C. (called T.C. or Carl) Schnebly requested that a Post Office be established. The names "Oak Creek Station" and "Schnebly Station" were suggested, but were too long for the cancellation stamp. T. C.'s brother, Dorsey Ellsworth Schnebly, suggested the community be named "Sedona" after his sister-in-law, T. C.'s wife, Sedona Schnebly. The post office was approved June 26, 1902 and was originally located in the back of T. C. and Sedona's home. After the death of their daughter in 1905, the Schneblys moved back to Missouri, and other members of the Schnebly family handled the Postmaster duties until 1910.

The property on which Walter Everette and Ruth Woolf Jordan established their farm and orchard had originally been homesteaded in 1914 by Frank Thompson, son of John James (Jim) Thompson. About 1930, Walter Jordan's father, W. A. "Will" Jordan, traded property in Oak Creek for this property. Shortly thereafter, Walter Jordan bought out his father's interest. Walter and his brother George, who was also a fruit grower, developed an irrigation system to provide water to their orchards. Walter, George and their father started their first Sedona orchard, which George later owned, in the 1920s (see biographical information in Section 8, Criterion "B"). The mild climate, the availability of water and flat benchland in various areas made Sedona an ideal spot for orchards, and there were many fruit growers in the area. Some fruit is still grown today in the Sedona area, however commercial-sized production no longer exists.

The early written history of Sedona is minimal. Most primary written documents consist of homestead and land records and personal accounts of life in the area. Since the City was not incorporated until 1988, City records do not reflect the history of the community prior to that date. However, a basic history of the area can be gleaned from various published materials.

In the 1930 census, the population of Sedona was 116. In describing a road trip from Flagstaff to Sedona, The WPA Guide to 1930s Arizona (published 1940, republished in facsimile in 1989, at pp. 329 & 330) states in part:

The color of the sandstone changes from white to red at approximately 22 m(iles). Scrub oak and buck brush replace mountain pines. Clinging to sharp cliffs' walls, an odd irrigation system of wooden troughs carries water to orchards of the lower canyon. Here the road crosses Oak Creek to the western side and a short trail leads to a natural swimming hole (boating and picnicking). To the right at Indian Gardens, above the ranch, is a natural bridge.

A panorama at approximately 23 m(iles) includes the trout stream, steep red cliffs and small patches of orchard on the widening bottom lands to the south.

Where Oak Creek Canyon enters a box canyon formed of deep red limestone, 28.3 m(iles), the road leaves the bottom of the canyon and climbs over deep red Supai sandstone.

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Among the trees in this region is the wild Arizona blue cypress. As the canyon bottom widens, several small orchards appear, lying along the old creekbed. Plums, apples, grapes, peaches and pears are grown here for sale in nearby towns. The cathedral like rocks to the south are splendid landmarks.

Although Sedona is today known primarily for its spectacular red rock setting and scenery, which draws over two million tourists a year from all over the world, its original claim to fame was its incomparable fruit. Fruit growing was a major economic factor in Sedona from the 1920s until the 1960s. Crops included grapes, apples, peaches, pears and some types of nuts.

Criterion "B":

The Jordan Historical Park and Sedona Historical Museum can be considered eligible for the National Register under criterion "B" for its association with Walter Everette Jordan, a pioneer fruit grower and member of a significant agriculture/farming family who settled in Sedona in the 1920s. This property relates to the "Agriculture" context as an example of the process and technology of cultivating and irrigating the soil, producing crops and cultivating plants. The period of significance for criterion "B" represents the year the Jordans first settled on this land and built their first house in 1931 to 1953.

Walter Everett Jordan "in his own words, discovered America at the old home place on Rattlesnake Hill on Upper Verde" (now Clarkdale) on September 27, 1897 in the Verde Valley of Central Arizona (*undated article by Ruth Jordan Jackson Van Epps*). He was the son and sixth child of W. A. "Will" and Annie T. Bristow Jordan.

On April 26, 1875, Reverend James T. Bristow, his wife Luranda Smith Bristow and their six children, including their daughter Annie, left Humansville, Missouri in a wagon train drawn by ox team for the Verde Valley of Arizona Territory. Bristow had traded their property in Missouri for the cattle they brought with them. They settled in 1875 in the Middle Verde, six miles north of Camp Verde, where they ran cattle, cut hay, sold butter and eggs and planted an orchard and raised other crops.

In 1880, Will Jordan came to Prescott, Arizona from Maine and then to the Verde Valley. At first, he killed quail, ducks and geese, which he sold. One winter, he made \$500 from this endeavor, a substantial sum of money at the time. In 1889, W. A. Jordan married Annie Bristow. Will Jordan established an orchard, and farmed successfully, first in Clarkdale and later in Bridgeport. He sold much of his produce to the residents of Jerome, 9 miles away. Among other fruits, he was raising Ben Davis apples, which were not selling. Someone advised him to change the name to "Globe Beauties", which he did, and he found a ready market in Phoenix, where he sold all that he could produce. Eventually the smoke from the smelters at the copper mines destroyed the fruit and other crops. Thirteen farmers along Peck's Lake sold out to Phelps Dodge Mining Company, and Will Jordan managed those farms until the smelter fumes destroyed the land. The

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farmers later sued Phelps Dodge on the basis of their yield records and won the suit in the Court of Judge William Howard Taft of the United States Supreme Court. Aware that fruit was being grown successfully in the Sedona area, Will Jordan bought land in Sedona in the mid 1920s, determined to get as far away from the smelter smoke as possible. There, he and his sons George and Walter established an orchard. The first year, the elder Jordans and their sons budded 800 peach trees.

In the March, 1987 issue of Arizona Highways, Walter Jordan described Sedona when he first arrived as follows: “[w]hen I first arrived in Sedona in 1928, it was just like God built. There were rattlesnakes, deer, mountain lions and even bear. But there weren’t many people. Our nearest neighbor’s place was at least half a mile away”.

In 1928, Walter Jordan met Ruth Woolf, who was teaching at the Beaver Creek School near McGuireville. She had been born in Crittenden County, Kentucky in 1902. She moved to Tempe, Arizona with her family in 1912 and graduated from Tempe Normal School (now Arizona State University) in 1922. She moved to the Verde Valley that year to teach at the one-room Beaver Creek School, but then went on to teach in Ashfork (now spelled Ash Fork), returning to Beaver Creek School in the late 1920s. Ruth and Walter were married on July 20, 1930 (see photos # 1 & 2). At first, they lived with George Jordan and his wife Helen at the orchard they had established along with W. A. Jordan in Sedona. However, in 1930 Walter and George bought out their father’s interest, primarily because they wanted to establish an irrigation system and the elder Jordan did not. By this time, Walter had begun to establish his own orchard on a portion of the land which had been purchased by their father (the subject of this nomination).

George and Walter Jordan became partners in digging a ditch and devising and installing an irrigation system using an overshot water wheel that was 20 feet in diameter, which would provide water, pumped by a turbine engine almost a mile from Midgley Bridge up the hill from Oak Creek, to the highest portion of the Jordan’s land. The water was pumped up a 300 foot high lift into a reservoir from which the water flowed by gravity onto George’s and Walter’s orchards. This project was a pioneering effort in agricultural irrigation in the Sedona area. According to a newspaper article from 1972, Walter Jordan stated that it took two years for them (George and Walter), to devise and install the irrigation system, which was completed in 1931. Writing about Walter Jordan just after his death in an April 27, 1987 article in the Red Rock News, reporter Elizabeth Rigby states that the “ingenueous irrigation system and reservoir he devised and installed was deemed equal to any that might have been created by a graduate engineer, and it certainly worked most effectively”. Although there were earlier efforts to irrigate crops in the Sedona area, including evidence of a simple irrigation system developed by Native Americans at Indian Gardens, writings indicate that Walter and George Jordan developed and installed the first system which utilized a pumping station. This endeavor was so successful that they were persuaded to dig a well and establish Sedona’s first water system, which became the Sedona Water System, today known as the Arizona Water Company.

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In 1931, Ruth and Walter Jordan moved onto the land where Walter had started the irrigated orchard and they built the 14' by 20' one-room cabin (see photo #3). The first year, their 50 fruit trees were damaged by deer and rabbits. They re-planted and then planted truck crops to see them through until the trees were mature enough to bear fruit, including carrots (which Walter called "complexion powders"), strawberries and several varieties of beans. These were sold to neighboring communities, but Walter Jordan also delivered produce to Phoenix. In its prime, Jordan Ranch included 5,000 grape vines, ten acres of peach trees (700 to 800 trees), mostly Elberta and Hal-berta varieties, and ten acres containing more than 300 apple trees. One of their most productive apple varieties was the "Stark Crimson". Fruit was shipped to Phoenix, Seattle, San Francisco, St. Paul and New York, to England and even to Thailand. The Jordan's fruit became well known throughout the state. Together with his bother George Jordan, they farmed approximately 300 acres of land running along both sides of Jordan Road. Further, in her April 27, 1987 article in the Red Rock News, reporter Elizabeth Rigby states that "when it came to the production of Oak Creek apples and peaches, Walter Jordan was one of the leaders". Also, see George Jordan advertisement, Exhibit E.

In 1937, they enlarged the one room cabin and in 1947, after building the fruit packing shed in 1946, they remodeled and enlarged the house to its present configuration and appearance. In 1938, Ruth attended Arizona Teacher's College at Flagstaff (now Northern Arizona University) to renew her teaching certificate. During World War II, she taught at Sedona School and at the Red Rock School. She also helped to found the Wayside Chapel in Sedona and taught Sunday School there for many years. Also during World War II, in the fall of 1942, the Jordans were asked to supply 1,000 boxes of apples to the armed forces in Europe and they were given one week in which to do this. At the time, the Jordans were picking peaches, carrots and beans. Battling the challenges of hail storms, floods, lack of electricity, lack of help and too small a truck, the Jordans worked long days and then Walter drove all night, back and forth to Phoenix, for eight nights straight to get the apples on the train to begin their journey to the U. S. Armed forces in Europe (*undated notes of Ruth Jordan Jackson Van Epps*).

The Jordans had three children: Ruth, Anne and Walter, Jr. They also had interests other than the orchards. Walter and his brother George were both avid bowlers, and participated in the state championships several times. Walter was a hunter and a champion fisherman. In his retirement years, Walter Jordan was considered an expert on the raising of fruit and provided advice to many regarding the raising of produce and fruit. He knew the best fertilizers to use, the best pruning techniques and the most effective irrigation methods to produce flawless, sizable and delicious fruit. He became known statewide as "the orchard man" and was invited by several universities to lecture to students on his successful methods. He turned these invitations down, regretting that he had little formal education (he went only through the 8th grade) and considering himself unqualified. He also learned to can fruit, a skill taught to him by his wife, Ruth. Walter continued singing in the choir at the Wayside Chapel into his 90th year.

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After losing most of their fruit crop in 1970 and 1971, the Jordans decided to sell. In 1972, the Jordans sold all but five acres of their land for development. Walter immediately set out fruit trees in front of the house. They harvested their last commercial crop in 1973, which turned out to be a bumper year, in spite of the trees not having Walter's care for the last year (see photo #20). Walter Jordan died on April 14, 1987, while repairing a water line on his property. In December of 1990, the City of Sedona purchased the remaining property from Ruth Woolf Jordan. Ruth Jordan died in Sedona on January 7, 1996.

Criterion "C":

The Jordan Ranch may be considered eligible for the National Register of Historic places under Criterion "C" as a property which embodies the distinctive characteristics of the vernacular/Bungalow type. This property relates to the "Architecture" context as an example of the practical art of designing and constructing buildings, in this case in a vernacular type using local materials. The period of significance for criterion "C" represents the time period from the time the irrigation system was completed and the Jordan's house was built in 1931 to 1953. The property possesses integrity of location, design, materials, workmanship, feeling and association.

The Jordan Ranch represents one of the last pioneer ranch/agricultural properties within the City limits of Sedona. Although virtually unrecognized today, the early settlement of Sedona was directly tied to homesteading and to the opportunity to farm along with the availability of water. This relatively inaccessible area was ideal for farming, although the terrain in many areas and the unpredictable weather limited the size of many farms and orchards. The climate, though subject to hard frosts after the fruit trees had budded, was apparently conducive to the growing of fruit as evidenced by the fact that almost all of the early Twentieth Century settlers were engaged in the commercial growing of fruit crops, including peaches, apples and grapes. The Thompsons, Schneblys, Jameses, Purtymunns, Pendleys, Frank Owenby and the Jordans were all pioneer fruit growers in Sedona. Cattle ranching also provided a livelihood and was fairly common on the upper benchlands of the area. Around the turn of the century, the market for the locally grown fruit and vegetables was primarily Jerome and Flagstaff. To get to Flagstaff to the northwest required a trip on what was called the "Big Park Road" south to Beaver Head Stage Station, then heading northeast around Oak Creek Canyon, up onto the Mogollon Rim and then west to Flagstaff. This trip took six days. The other alternative was to use the crude road through Oak Creek north to Indian Gardens and then ride mules or horses up the steep trail called "Thompson's Ladder" to wagons and horses stored at the top of the rim. This route shortened the trip time by two days. These were long, dangerous and laborious trips.

The development of farming in Sedona, and particularly fruit growing, along with accompanying and necessary development of irrigation, kept the unincorporated community alive in the first five decades of the Twentieth Century. Its "discovery" in the 1920s by the movie industry brought a new element of the economy to Sedona, and required that better roads and access be developed. The movies in turn

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brought tourists to see the spectacular landscape of Sedona, which has evolved today into a tourism based economy with a population of 10,192 (2000 Census). More than 2,000,000 tourists visit Sedona each year.

The property of Jordan Historical Park and Sedona Heritage Museum consists of approximately 4.80 acres, 3.75 acres of which were originally part of the Jordan Ranch and orchard. The property includes the Jordan residence, completed in 1947, the fruit packing shed built in 1946 and a tractor shed, built in the early 1930s. The fourth building located on the property is a modern freestanding restroom building built by the City of Sedona in 1998. The property possess integrity of location, design, materials, workmanship, feeling and association.

The Arts and Crafts Movement:

The popularity of the Bungalow styles was due to the Arts and Crafts Movement in America (as influenced by the English Arts and Crafts Movement), and publications such as House Beautiful, House and Garden, Inland Architect and News Record and Western Architect and the resulting flood of pattern books which appeared, offering plans for "Craftsman" Bungalows. Gustav Stickley and his Craftsman magazine also had a tremendous influence in matters of taste during the early years of this century. These periodicals catered to homeowners or to potential builders of homes and to their various home-related hobbies and activities. The reformers of the Arts and Crafts movement sought to reestablish the ties between beautiful work and the worker, returning to an honesty of design, not to be found in mass produced items. In addition to being economical, informal and open, the popularity of the Bungalow style occurred at a time of economic prosperity which allowed many families to purchase their first homes.

In Arizona, a desire of new residents to identify with their predominately Midwestern origins was combined with a desire to conform to the national identity as a way to dispel the frontier image. Thus, the height of the popularity of the Bungalow continued throughout Arizona from the turn of the century through the 1930s, though the style continued to be popular until after World War II and is still being built today. The Bungalow was intended to be a forthright, direct, and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the Bungalow was typified by use of materials left as close as possible to their original state. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal. Ornamentation was characterized by exposed beams and rafters, natural stain of wooden surfaces and the use of stone, brick, concrete and concrete block. French doors leading to porches and terraces were common, as were pergolas. A brick or stone fireplace was a major element. This new type of residence became an "everyman's home", replacing the Victorian cottage of the 1880s and 1890s.

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In Bungalow, author Jan Cigliano defines the "Ideal Bungalow":

- Modest overall size and scale
- One or one-and-a-half story
- Second floor area contained under roof structure
- Low to ground in appearance
- Rectangular or square shape
- Deep roof overhangs and wide eaves
- Porch across facade, or prominent in front, and on two or three sides
- Exterior typically composed of different materials
- Natural wood related to region or area
- Colors and tones related to nature and immediate environment
- Low gable roof with dormers

She describes the Craftsman Style Bungalow (1900-1930) as follows:

Broad, expansive porches, patios and terraces, vine-covered pergolas, and groups of windows to bring in fresh air and a land of blue skies are common features in this popular Bungalow style. The entire house and the low-pitched roof emphasize the horizontal line of the landscape. The building materials reflect this harmony: foundations, exterior walls, massive fireplaces, and chimneys are built of local stone; half-timbered wooden gables and exposed beams express the wooden construction; wall paneling and ceiling grids depict the nature of indigenous logs, cedar shakes, oak and mahogany. Built-in furnishings include cabinets, sideboards, benches and bookshelves.

The Jordan residence is a vernacular single family residence with Bungalow features. See photos # 6, 9, 10, 11, & 12. It is generally rectangular in plan and asymmetrical in massing with the broad facade to the front (east). The moderate pitch of the roof, the use of vertical butted boards in the gable ends, the use of native stone as a sheathing material, the presences of porches, including a screened porch, the use of wood frame windows set in pairs and banded groups, the lack of ornamentation and the long, rather low profile of the residence all reflect the influences of the Arts and Crafts Movement and present elements of the Bungalow style.

The agricultural buildings follow "folk" vernacular building traditions. The appearance of these buildings often is dependent upon the geography of the site or locale and the materials available. These vernacular buildings do not display sophisticated styling or design but do display craftsmanship in the use of locally available stone as a building material and they retain authenticity of building materials and techniques. Traditionally built of locally available materials, such as rock, clay, log or timber, these buildings are simple in plan, usually exhibiting one or two square or rectangular units and a simple roof

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system consisting of a shed, front or side gable and occasionally a hip style roof. The buildings are sturdy, utilitarian and have little or no ornamentation.

By 1934 the Jordans had built a simple vernacular agricultural outbuilding with no foundation and a post and beam frame covered with butted boards to use as a packing shed (see photo # 13). It has a regular plan and symmetrical massing with a shed roof covered with corrugated metal and three pairs of wooden plank doors which open in the middle and swing out. There are no windows. Recently, a concrete foundation has been constructed inside the perimeter of the building for stabilization. Other than the stabilization work, there are no changes to the building since its construction.

In 1946 Walter Jordan built an apple packing shed of poured concrete construction which is sheathed with native Sedona red sandstone (see photos # 14, 15 & 16). It has a regular plan and asymmetrical massing. Originally a rectangle, there are two shed roofed additions to the rear (west) of the building, one of which is a cold storage room added by the Jordans, possibly around 1950, which is also sheathed in native Sedona red sandstone, and a recent wood frame addition built by the City of Sedona. The building is a vernacular agricultural processing and storage building with a loading dock. It has a moderately pitched side gable roof. All windows are on the front (east) facade and are wood frame 1/1 double hung set in pairs and awning style. The foundation is concrete. In the fruit packing shed is a 40' long fruit processing machine built by the John Bean Division of Food Machinery and Chemical Corporation (now FMC Corp.). See photo # 17.

The fourth building on the site is a free-standing restroom building designed by architect John Kamas of Sedona and built in 1998 (see photo # 18). It is a Contemporary prow-front building of wood frame construction sheathed with vertical, butted boards on the upper part with native Sedona red sandstone below. It is 409 square feet, has a regular plan and symmetrical massing. Windows are glass block, one row high, set in long bands high on the north and south facades. There are two symmetrically placed entry doors on the front (east) facade. This building is not eligible for the National Register.

INTEGRITY:

The Jordan Ranch property is an intact example of a pioneer farming homestead with excellent architectural and historic integrity and few alterations. The changes are unobtrusive and do not detract from the historic integrity or character of the buildings. A substantial alteration is the reduction in size of the property to the current 3.75 acres from the original 160 acres (120 acres of which was actually farmed) and the development now surrounding the park. However, the property continues to possess integrity of location, design, materials, workmanship, feeling and association.

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10. GEOGRAPHICAL DATA

Verbal Boundary Description and Boundary Justification:

The specific boundary of the Jordan Ranch includes the remaining 3.75 acres of the original Jordan Ranch, is shown on the accompanying map entitled "Sketch Map, Exhibit A" and consists of Coconino County Assessor's Parcel numbers 401-03-001F. Parcel number 401-03-001K is included as it is a portion of the property which is currently under the ownership of the City of Sedona.

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Continuation Sheet

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PHOTOGRAPHS

All photographs:

**Jordan Historical Park and Sedona Heritage Museum
Sedona, Coconino County, Arizona**

Photographs numbered 1, 2, 3, 4, 5, 6, 7, 8, 17, 20 and 21 are of Jordan Ranch: photographers are unknown; dates, if known, are listed below. Photographs, copies of photographs and negatives for photographs # 1, 2, 3, 4, 5, 6, 7, 8, 17, 20 and 21 are located at Jordan Historical Park and Sedona Heritage Museum Archives, 735 Jordan Road, Sedona, AZ 86336. Photographs numbered 9, 10, 11, 12, 13, 14, 15, 16, 18 and 19 are of Jordan Historical Park and Sedona Heritage Museum: photographer Nancy L. Burgess, December 5, 2002; negatives are located at the Arizona SHPO, 1300 West Washington Street, Phoenix, AZ 85007. See Exhibit F, Photo Map.

1. , Walter Everett Jordan, wedding portrait
July 20, 1930
2. Ruth Woolf Jordan, wedding portrait
July 20, 1930
3. Cabin
about 1931
East
4. Jordan Residence, Phase 3
1947
NW
5. Jordan Residence, Phase 3
1947
ESE
6. Jordan Residence, Phase 3
1947
WNW
7. Jordan Ranch
unknown (after 1947)
North

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8. **Jordan Ranch
unknown (after 1947)
West**
9. **Jordan Residence, front and side
December 5, 2002
NW**
10. **Jordan Residence, rear
December 5, 2002
SE**
11. **Jordan Residence, rear and side
December 5, 2002
, NE**
12. **Jordan Residence, side
December 5, 2002
South**
13. **Jordan Tractor Shed, front
December 5, 2002
West**
14. **Jordan Apple Packing Shed, front
December 5, 2002
NW**
15. **Jordan Apple Packing Shed, side with early addition
December 5, 2002
North**
16. **Jordan Apple Packing Shed, side with recent addition
December 5, 2002
South**
17. **Jordan Apple Packing Shed, interior
December 5, 2002
NE**

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18. **Restroom Building**
December 5, 2002
NW

19. **Grounds, with residence in the background**
December 5, 2002
WNW

20. **Walter and Ruth Jordan with the last crop**
September 27, 1973
Interior of Apple Packing Shed, facing NE

21. **Walter and Ruth Jordan in their kitchen**
September 26, 1983
NW

Historic Jordan
Property
& Sedona Heritage
Museum

SKETCH MAP

UTM NAD 27
Arizona Central Zone
1204 30 442E 38 59 623N

OR

T17N R6E
Section 6
SE 1/4 SE 1/4
401-03-001F &
401-03-001K



1 inch = 60 feet



City Index



EXHIBIT A

This site has been prepared for informational purposes only and is not necessarily engineering accuracy. Every effort has been made to ensure the accuracy of the information contained on this map.



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Area Map

Historic Jordan Property &
Sedona Heritage Museum
UTM NAD 27
Arizona Central Zone
1204 30 442E 38 59 623N
OR

T-17N R6E
Section 6
SE 1/4 SE 1/4
401-03-001F &
401-03-001K

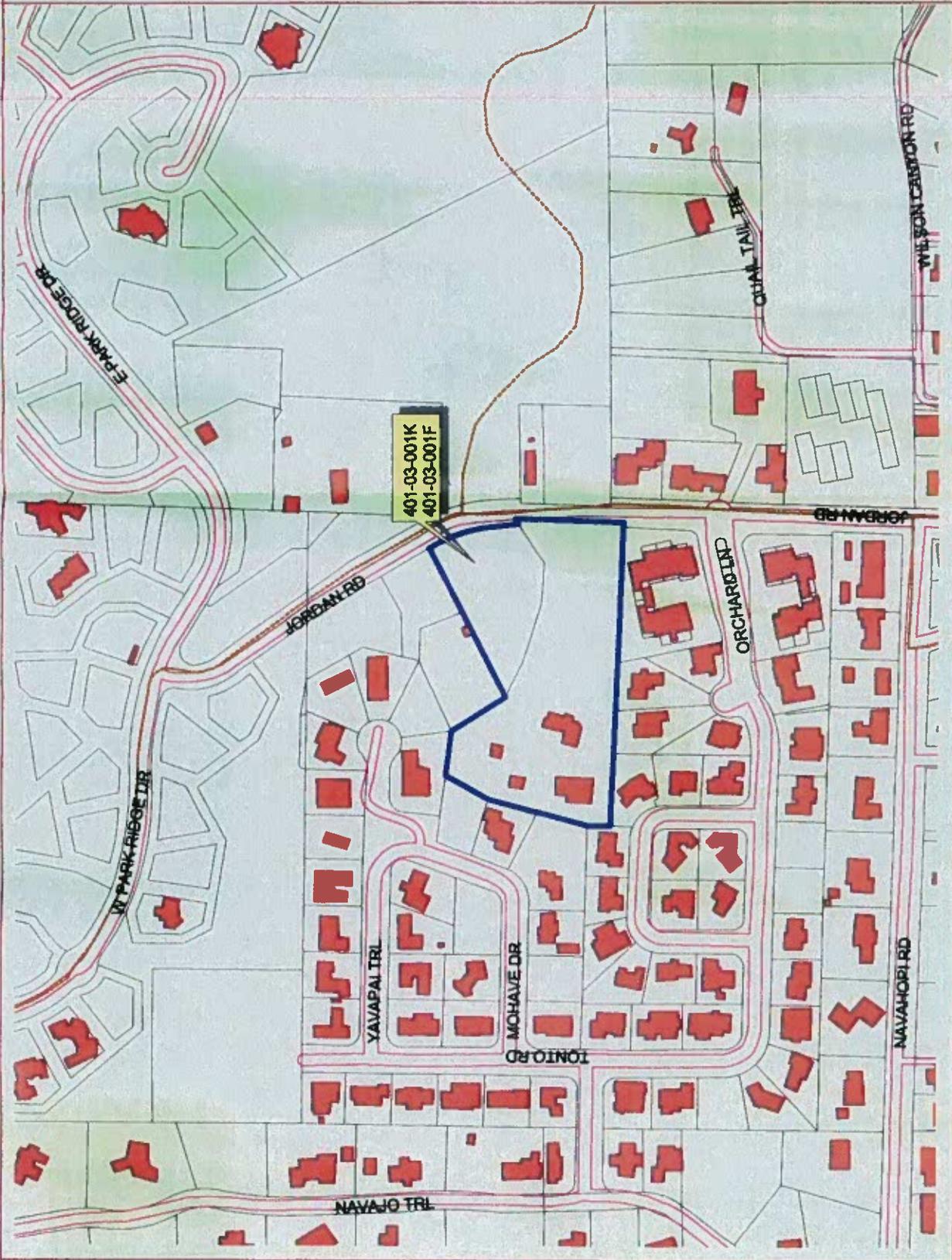
-  Pavement
-  Trails/Urban Pathways
-  Buildings, 2001
-  Zoning
-  Parcels



1 inch = 200 feet
0 100 200 Feet

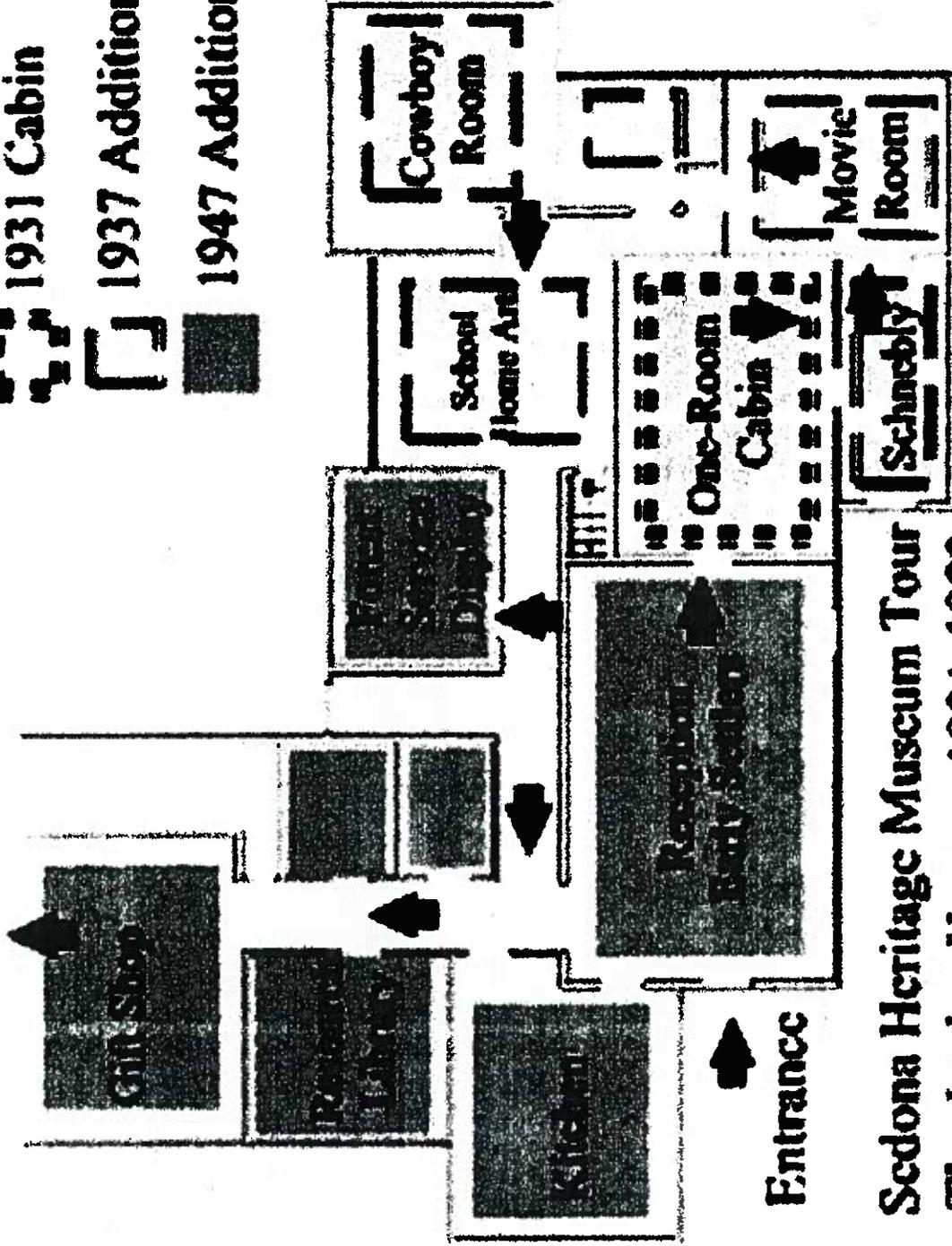
EXHIBIT B

This map has been prepared for informational purposes only and is not to be used as a substitute for engineering surveying or other professional services. The City of Sedona does not warrant the accuracy of the information contained on this map.

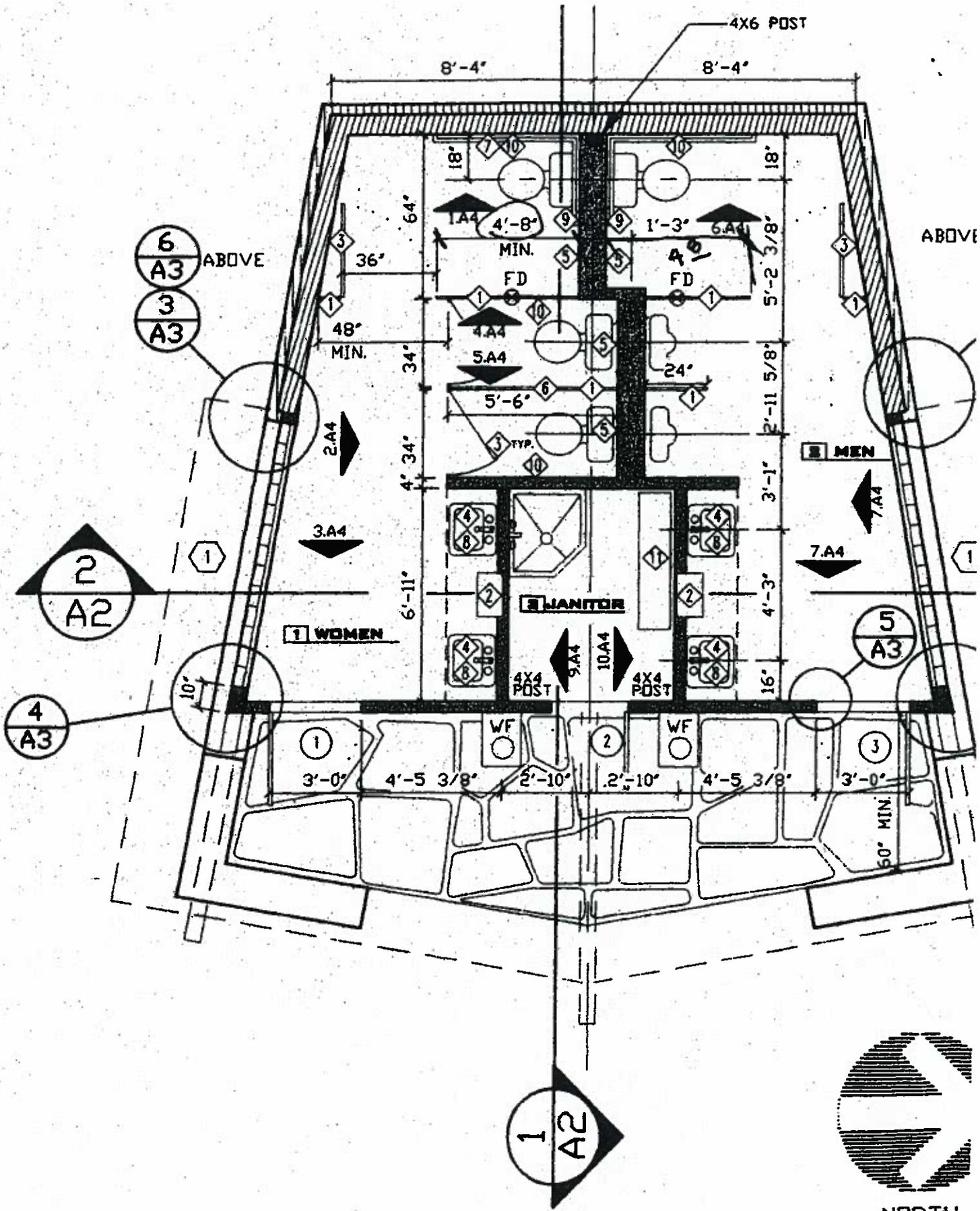


To the Apple-Processing Shed

1931 Cabin
1937 Addition
1947 Addition



Sedona Heritage Museum Tour
The Jordan Home - 1931-1993



FLOOR PLAN

RESTROOM FLOOR PLAN

SCALE : 1/4" = 1'-0"

409

EXHIBIT D

STOP and READ

Have a Nice Outing

DRIVE TO BEAUTIFUL OAK CREEK CANYON

While there, buy a load of

JORDAN'S

Tree-Ripened

FRUIT

1 Mile North of Sedona

Buy at Wholesale Prices! Right at the Orchard!

All Fruit is Graded — Prices Range According to Grade

If you are unable to make the trip to Oak Creek Canyon

Go To Your Favorite Grocery Or Market

and insist upon getting Jordan's Tree-Ripened Fruit! —

BEST THAT MONEY CAN BUY!

THE CARRYING SEASON IS NOW ON!

THE CARRYING SEASON IS NOW ON!

Historic Jordan
Property
& Sedona Heritage
Museum

PHOTO MAP

UTM NAD 27
Arizona Central Zone
1204 30 442E 38 59 623N

OR

T17N R6E
Section 6
SE 1/4 SE 1/4
401-03-001F &
401-03-001K



1 inch = 60 feet



City Index

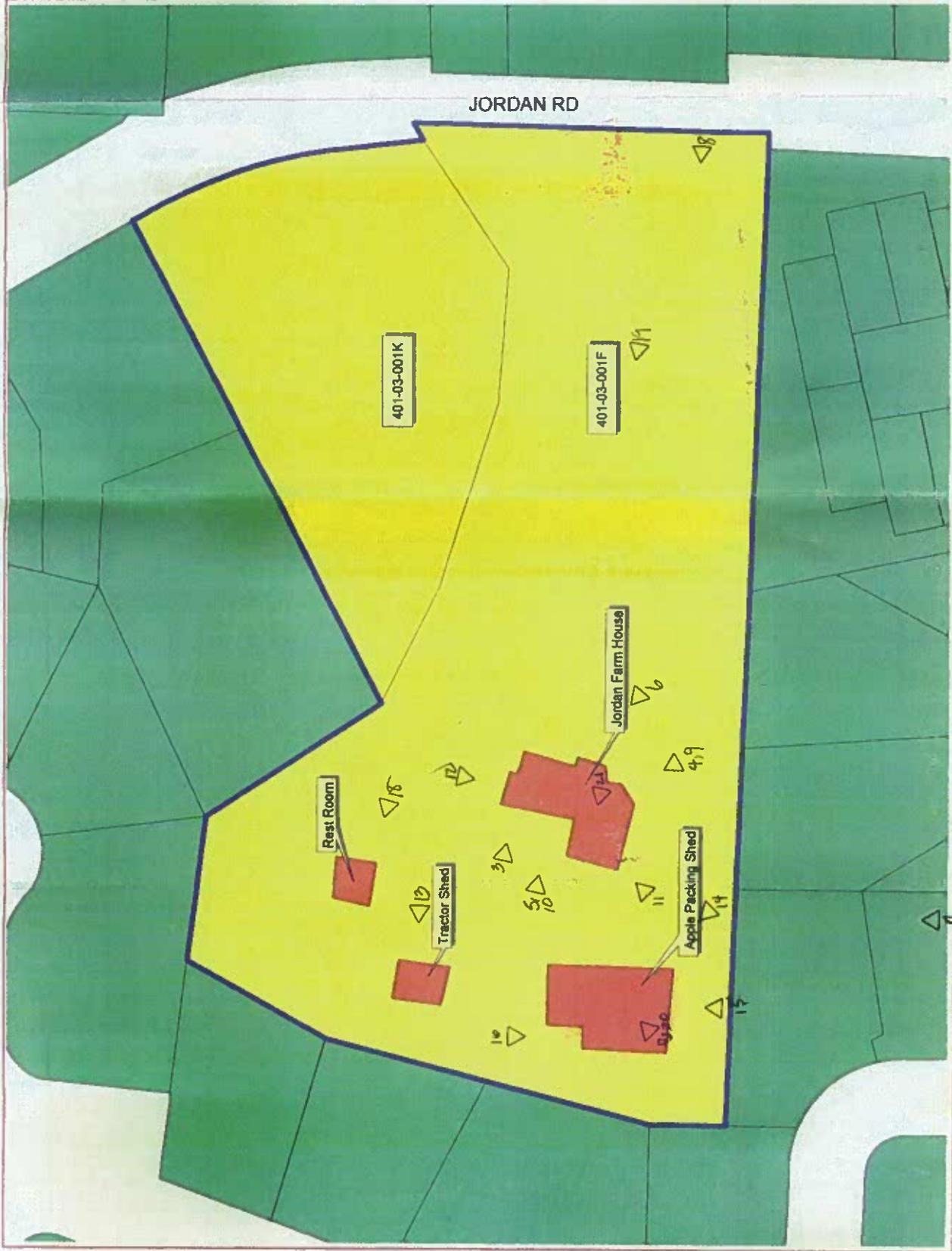


EXHIBIT F

This map has been prepared for informational purposes only and is not necessarily representing any warranty. There shall be no liability on the part of the City of Sedona for any errors or omissions in this map. The City of Sedona reserves the right to modify this information without notice.



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arcgis@sedonacity.gov



MAP 8

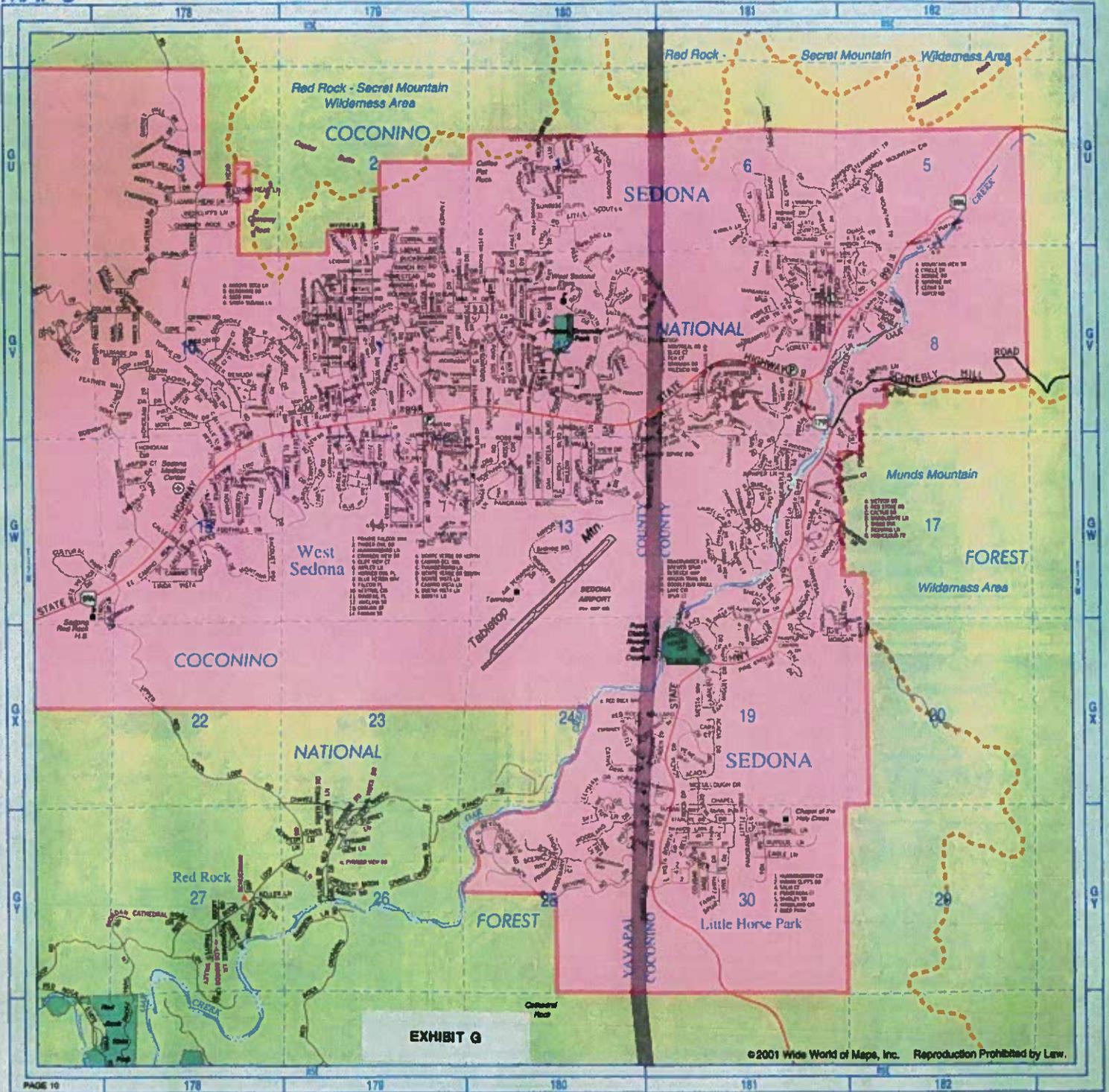


EXHIBIT G

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