

II. 2014 Additions to the Historic Resource Survey

This section of the 2014 Historic Resource Survey includes 8 sites that were not previously surveyed. The consultant, Nancy Burgess of Preservation Consulting, visited each site, completed an inventory form, consulted County and City records, and evaluated eligibility as a City Historic Landmark. The following table is a summary of each of the newly surveyed sites and the results of the survey. Included is a copy of each Inventory Form, photos of the site, and in some cases a copy of the building plan. This section is organized by street address.

<u>Street</u>	<u>Survey Site #:</u>	<u>Parcel # (APN)</u>	<u>Construction Date:</u>	<u>Description:</u>	<u>Eligibility:</u>
335 Brewer Rd	285	401-20-002A	1938	Small wood frame house, with enclosed porches now covering the original façade.	Not eligible
55 Copper Cliffs	286	401-21-030	1967	Designed by Howard Madole, with signature features: low-pitch, prow-front, side-gabled roof; large grouped windows; large stacked stone schist fireplace at corner of house.	Eligible*
55 Kachina	287	408-02-072	1955	Designed by Howard Madole, with signature features similar to those listed above.	Eligible*
270 Oak Creek Cliffs Drive	281	401-30-002	1941	Built by James E. Babbitt and owned by 4 generations of the Babbitt family. Built of local rock and pine, typical for Sedona up to WWII.	Eligible
333 Oak Creek Cliffs Drive	282	408-27-002E	1941	Built by John George Babbitt. House is similar construction to above, with additions.	Eligible
225 Wilson	283	401-16-021	1955	Small wood frame house with a large native stone fireplace, with a garage that is likely an addition.	Eligible
55 Woodland	288	408-15-016	1969	Designed by Howard Madole with extensive additions (+1555 sf), making it difficult to discern the original design.	Not eligible
2035 Yavapai	284	408-24-040A	1951	Small stone veneer on concrete house with multiple additions, now within an industrial area.	Not eligible

*Several of the houses are designed by Howard Madole, and are considered eligible as a contributor to a potential historic district of Howard Madole designed homes.

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	335 Brewer Rd	Survey Site #:	285
Historic Name:		Zoning:	RS-10B
APN #:	401-20-002A	Acres:	0.648
County:	Coconino	Subdivision:	n/a
Owner name:	Rudolph & Helen Mariscal	Owner Address:	3719 E Pierson, Phoenix AZ 85018

BUILDING INFORMATION

Construction Date:	1938	Estimated:	X	Known:		Source:	Yavapai County Records, City of Sedona
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>		Poor <i>(major problems; imminent threat):</i>	X
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	

Describe: Structural issues mainly due to foundation deterioration, with loose stones, crumbling concrete and missing areas, particularly in the rear where the porches have been enclosed; roof ridge is highest in the center, sloping slightly to the ends of the side gabled roof which probably indicates foundation problems. According to Coconino County records, the primary value of this property is in the land.

USES/FUNCTION

Current Use:	Residential rental
Historic Use:	Residential
Sources:	Owners, City of Sedona, Coconino County Records

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

This is a typical, small, one-story, stick-built, board and batt residential building built in the area of the USFS Ranger Station and barn. It is the type of building that might house USFS Staff or ranch staff in an area of Sedona which was once ranch land. Built in the 1930s, it reflects the typical house built of lumber rather than stone.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

N/A

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

This frame dwelling, approximately 900 square feet in size, was originally much smaller as the front and rear porches have been enclosed. The house is rectangular in plan with a medium pitch side-gable roof, open eaves, exposed rafter tails, no fascia and no gutters. Windows are a variety of styles, materials and configurations, none of which appear to be original to the building. The siding is board and batt which extends from the foundation to the peak of the end-gabled roof. Siding on the front of the house is similar, but as this is an enclosed porch, is newer than the original siding. The dates that the 3 porch enclosures were completed is unknown, although Yavapai County Assessor's records show a porch enclosure of the rear northeast corner porch and an increase in square feet of living area in 1977.

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

None

Sedona Historic Property Inventory Form

INTEGRITY (To be eligible, a property must have integrity—it must be able to visually convey its importance.)

1. Location

Original site:	X	335 Brewer Road
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

Small, end gabled, stick-built, board and batt building typical of the time and place. Enclosures of front and back porches, window alterations and addition of a CMU fireplace, all done at different times, have negatively impacted the historic integrity of the building.

3. Setting (Describe the natural and/or built environment around the property)

Not visible from the road. Accessed by a dirt driveway. New construction immediately to the west. A wide driveway has been bulldozed to the west and north of the building. Mostly native plants, some flagstone and red sandstone slabs laid directly on the ground around the building. Landscaping unmaintained. Outside storage and some trash. Red Rock views to the northwest.

Describe how the setting has changed since the property's period of significance:

Probably originally located in a relatively unsettled part of Sedona. Building may be associated with the USFS Ranger Station across the street. The area is now built up with modern homes and the area is close to Tlaquepacque and Oak Creek. Building remains on a mostly flat lot in excess of ½ acre, which is prime for redevelopment.

4. Materials (Describe the materials used in the following elements of the property)

Walls (structure):	Wood frame; brick (enclosed back porch)	Foundation:	Stone, concrete, brick; piers	Roof:	metal
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Wall Sheathing: Board and batt

If the sheathing has been altered, what was it originally? Unknown; both front and rear porches have been enclosed; sides of building are board and batt from the foundation to the peak of the roof, so board and batt is likely the original siding;

Windows: Wood-frame fixed pane, single and set in groups; aluminum sliders, steel multi-pane casements.

If the windows have been altered, what were they originally? Unknown; probably wood frame casements; some openings have been altered and windows have been added to the enclosed porches, which are not original to the building.

5. Workmanship (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Workmanship is generally poor, although for the time, it was probably adequate for the use of the building. There is a large concrete masonry unit fireplace which dominates the entire southwest side of the original building, penetrates the roofline slightly and is clearly an addition to the building, although there may have been a fireplace or chimney at that location previously. Porch enclosures lack adequate foundations and are of marginal construction, although the apparently most recent porch enclosure on the rear has a brick knee wall, a concrete foundation and a large 9-panel fixed pane wood framed window. Small concrete slab at the front door.

RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

Individually, the Property <u>is</u> eligible:	Individually, the Property <u>is not</u> eligible:	X
Property <u>is</u> eligible as a contributor to a potential historic district:	Property <u>is not</u> eligible as a contributor to a potential historic district:	X
More information needed to evaluate:		

If not considered eligible, state reason:

Changes/additions to the building, replacement of almost all of the windows, and, most significantly, the porch enclosures which have altered the footprint of the house and completely enclosed the original façade of the building, along with the lack of maintenance have impacted the building to the extent that the building has lost its historic context and integrity.

FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 12, 2014
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335 Brewer Road
Site # 285
May 2014



Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	55 Copper Cliffs Lane	Survey Site #:	286
Historic Name:		Zoning:	RS-18B
APN #:	401-21-030	Acres:	0.269
County:	Coconino	Subdivision:	n/a
Owner name:	John & Cindy O'Donohue, CPWROS	Owner Address:	624 S Ashland St, La Grange, IL 60525

BUILDING INFORMATION

Construction Date:	1967	Estimated:	X	Known:		Source:	City of Sedona, Coconino County records
Architect:	Howard Madole	Not determined:		Known:	X	Source:	Howard Madole
Builder:		Not determined:	X	Known:		Source:	

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	

Describe: Most of this building is not visible due to fencing and tall plantings; however, there are no apparent structural issues.

USES/FUNCTION

<i>Current Use:</i>	Residential rental
<i>Historic Use:</i>	Residential
<i>Sources:</i>	Field inspection; City of Sedona; Coconino County records.

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Howard Madole was Sedona's first modern architect and was a master of mid-century modern style which he introduced to Sedona in the 1950s and '60s. He developed a style with signature elements, including the use of stacked native schist stone, wood 2X4s set on edge for roof framing, prow fronts, unusual pitched roofs which sometimes ended nearly at ground level, flared roof lines, gable windows, and fireplaces that penetrated glass walls. He used "Arcadia" doors extensively to let in lots of light. Most of his residential designs included carports. This innovative design approach was a new concept for Sedona which had grown slowly after the movie boom of the 1930s and '40s. Innovative, architect-designed buildings, particularly residential buildings were not the norm in Sedona and Madole brought a new style to the residential neighborhoods of Sedona. Many of his homes were built in newly subdivided areas of Sedona, which was unincorporated until 1986.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

Howard Madole came to Arizona in 1948 and worked with Frank Lloyd Wright. Over the years, Madole created innovative and cutting edge modern designs. He built the largest construction business in Northern Arizona and built award-winning homes in Sedona and Phoenix and contemporary commercial buildings in Phoenix. His work is a favorite of aficionados of mid-century modern architecture.

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

This Madole-designed one-story, 1,788 square foot house is generally rectangular in plan (see attached plan) with a low-pitched, side-gabled, prow-front roof. The street entry, with a non-original wood door, is hidden in a covered integrated carport next to a garage/storage area. There is a concrete ramp to this door. The elevation of the house which faces the street is actually the east side of the house and the front façade is actually the north elevation, which faces a large side yard and is accessed by a pair of multi-lite French doors (probably not original) in a re-entrant porch. The side-gabled,

Sedona Historic Property Inventory Form

prow-front roof is supported by a large beam set on edge and a single steel post. Eaves are boxed and the fascia is plain, painted wood. The ceiling of the roof is covered in narrow, unpainted wood tongue and groove. The siding is primarily painted vertical panels. Adjacent to the porch are 5 large, wood-frame fixed pane windows, 3 across and 2 high. The 6th pane (bottom left as you face the house) is filled with stacked native schist. The massive, tapered exterior chimney forms the corner of the building at the northwest corner and is constructed of the same stacked stone schist. There is an added greenhouse on the south side of the building, which is not visible without entering the yard, which is fenced (6'). The historic context is fair/good and the architectural integrity is good.

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

None visible

INTEGRITY *(To be eligible, a property must have integrity-it must be able to visually convey its importance.)*

1. Location

Original site: <input checked="" type="checkbox"/>	55 Copper Cliffs Lane
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

The garage does not appear to be original, but appears to be a partial enclosure of a 2-car carport, although the materials are the same as those used on the rest of the house, which are typical of Madole design. Further research may provide better information.

3. Setting *(Describe the natural and/or built environment around the property)*

The setting is a residential neighborhood on an unpaved street. The house is located on a corner and faces a side street or driveway. Wooden fences and tall plants surround most of the house.

Describe how the setting has changed since the property's period of significance: Most of the development in this neighborhood appears to be contemporary with this building, so the setting has probably not changed very much.

4. Materials *(Describe the materials used in the following elements of the property)*

Walls (structure):	Wood frame, concrete masonry units	Foundation:	concrete	Roof:	Built-up
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Wall Sheathing: Vertical and horizontal panel siding, CMU, stacked stone schist.

If the sheathing has been altered, what was it originally? Sheathing appears to be original and is typical of the materials which are characteristic of Madole.

Windows: Wood frame, fixed pane, sliders and casements.

If the windows have been altered, what were they originally? Windows appear to be original although the south side and back are mostly obscured by fences and foliage and could not be checked. French doors on the front façade may not be original as Madloe usually used Arcadia doors.

5. Workmanship *(Describe the distinctive elements, if any, of craftsmanship or method of construction)*

Workmanship appears to be original and unaltered with the possible exception of the garage and the French doors, which are not typical of Madole's designs. The building exhibits some of Madole's signature features: low-pitch, prow, side-gabled roof with narrow unpainted tongue and groove ceiling; large panes of glass grouped for maximum light; large beams set on edge; stacked stone schist, used both for architectural statement and for the massive fireplace, which is tapered from bottom to top and structurally comprises one corner of the building.

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	
Property <u>is</u> eligible as a contributor to a potential historic district:	X	Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			

If not considered eligible, state reason:

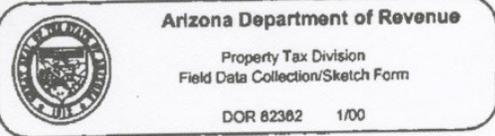
FORM COMPLETED BY:

Name: Nancy Burgess, Preservation Consulting	Date: May 12, 2014
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55 Copper Cliffs
Site # 286
May 2014



401-21-030
Book Map Parcel Sp Ck



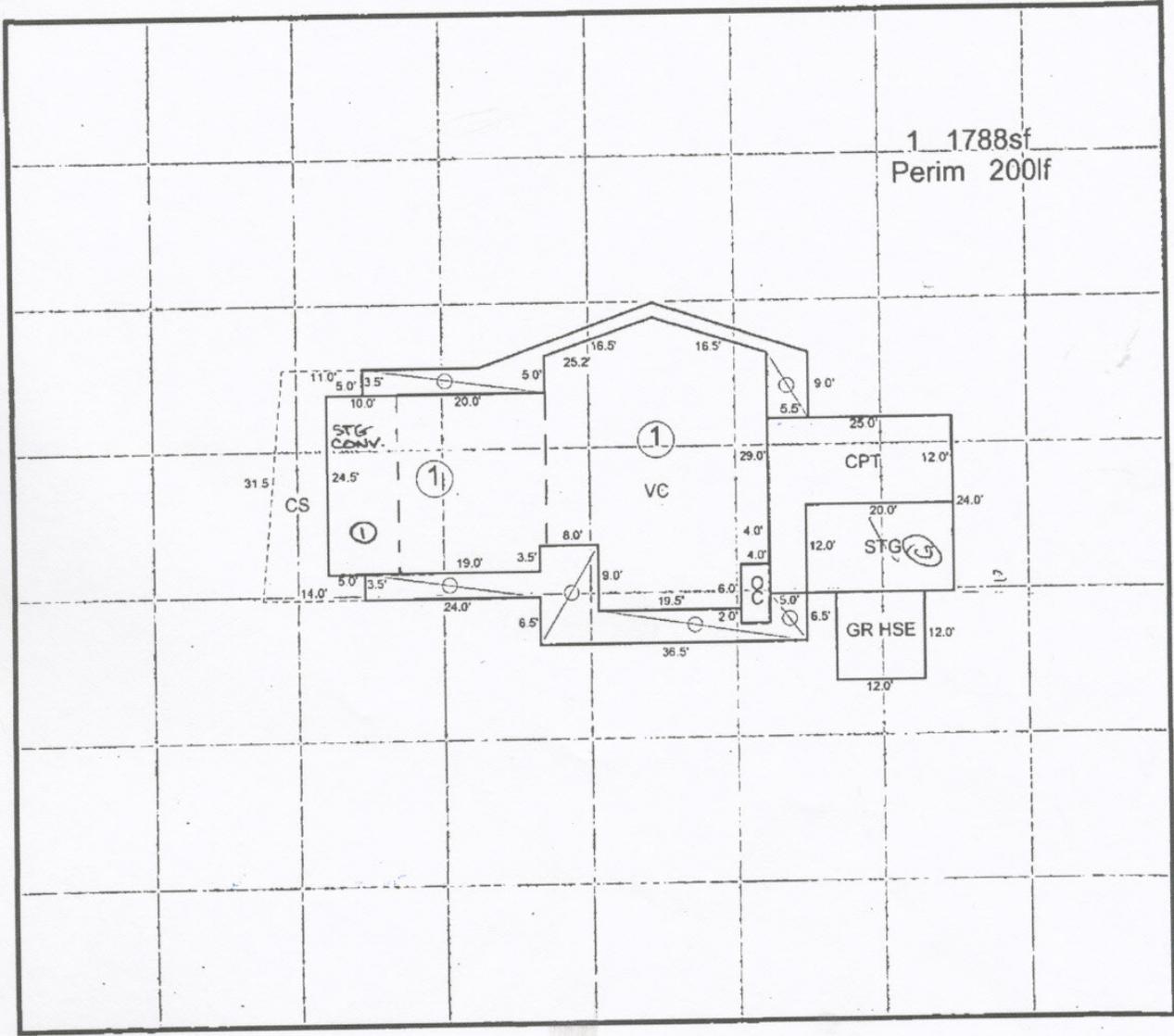
Parcel No. 03 - 401 - 21 - 030 - - 1
Co. Book Map Parcel S C

IMP. 1 of 1 Section of
IPR (complete and attach IPR Ownership data)

Situs 55 COPPER CLIFFS LANE City

Appraiser NA 10005 Appraisal Date 1/31/01 Reviewed By Date 1/1

Type & Use SFD Model No. 0104-M Const. Year 1967
EA



REMARKS: _____

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	55 Kachina Drive	Survey Site #:	287
Historic Name:	Ritzinger House "Karibu"	Zoning:	RS-35
APN #:	408-02-072	Acres:	0.609
County:	Yavapai	Subdivision:	n/a
Owner name:	Lynne Leakey Trust	Owner Address:	55 Kachina Dr, Sedona AZ 86336

BUILDING INFORMATION

Construction Date:	1955	Estimated:	Known:	X	Source:	City of Sedona
Architect:	Howard Madole	Not determined:	Known:	X	Source:	Howard Madole, City of Sedona
Builder:	Purtymun Construction	Not determined:	Known:	X	Source:	Owner, City of Sedona Application for Landmark Designation

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> No apparent structural issues.			

USES/FUNCTION

<i>Current Use:</i>	Residential – owner occupied
<i>Historic Use:</i>	Residential
<i>Sources:</i>	Field Inspection, City of Sedona

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Howard Madole was Sedona's first modern architect and was a master of mid-century modern style which he introduced to Sedona in the 1950s and '60s. He developed a style with signature elements, including the use of stacked native schist stone, wood 2X4s set on edge for roof framing, prow fronts, unusual pitched roofs which sometimes ended nearly at ground level, flared roof lines, gable windows, and fireplaces that penetrated glass walls. He used "Arcadia" doors extensively to let in lots of light. Most of his residential designs included carports. This innovative design approach was a new concept for Sedona which had grown slowly after the movie boom of the 1930s and '40s. Innovative, architect-designed buildings, particularly residential buildings were not the norm in Sedona and Madole brought a new style to the residential neighborhoods of Sedona. Many of his homes were built in newly subdivided areas of Sedona, which was an unincorporated County community until 1986.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

Howard Madole came to Arizona in 1948 and worked with Frank Lloyd Wright. Over the years, Madole created innovative and cutting edge modern designs. He built the largest construction business in Northern Arizona and built award-winning homes in Sedona and Phoenix and contemporary commercial buildings in Phoenix. His work is a favorite of aficionados of mid-century modern architecture.

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

This one-story 1,371 square foot Madole-designed house faces northwest. It is generally rectangular in plan (see attached plan) with a low-pitched, side-gabled roof. The roof line extends at the front of the house to form a carport. The carport roof extends beyond the end of the building and is supported on the leading edge by 3 posts. The trailing edge of the roof extension is also supported by 3 posts. This is basically a shed roof extension of the main roof of the house and slopes from the leading edge to the trailing edge (back to front). A large, tapered, rubble-stone fireplace forms the corner of the house

Sedona Historic Property Inventory Form

within the carport. A low rubble-stone wall with a large fixed-pane window separates the chimney from the front entry, which is sided in vertical, painted paneling and is inset into a shallow alcove. The front door appears to be original. Eaves are boxed and the fascia is plain, painted wood. The wall surfaces are primarily painted CMUs with painted vertical panel siding used as accents. The end gable has medium-sized banded windows with end gable windows above which fill the gable end except for a panel of vertical siding which interrupts the gable window pattern (west side). The historic context is good and the architectural integrity is good. The property owner states that she has the original plans for this house.

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

Detached one car garage & storage shed, not historic.

INTEGRITY *(To be eligible, a property must have integrity-it must be able to visually convey its importance.)*

1. Location

Original site: **55 Kachina Drive**

2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

There is a 16X33 addition (1977) on the rear of the property which appears to be an enclosed patio or porch with random stone siding and banded windows. A free-standing one-car garage and a storage shed have been added to the west side of the property.

3. Setting *(Describe the natural and/or built environment around the property)*

The house faces northwest on a large, flat residential lot (6/10 acre). Most of the rear and the east side of the building were not visible. Landscaping is well maintained and consists mostly of native plants, with cactus, shrubs and mature evergreen trees plus non-native shrubs and flowers. Several low red rock retaining walls and planters complement the landscaping and are compatible with the rock work on the house. An approximately 5 to 6 foot high rubble stone wall with a wood gate is adjacent to the driveway. The back yard is not completely fenced.

Describe how the setting has changed since the property's period of significance: This area of west Sedona is only about one mile from West Highway 89A. Large lots in this area of Sedona have been developed over time and some lots are still undeveloped. This may be one of the older houses in the area. The immediate setting of this building probably has not changed significantly except for the addition of a 1 car garage and a small storage building.

4. Materials *(Describe the materials used in the following elements of the property)*

Walls (structure):	Concrete masonry units	Foundation:	concrete	Roof:	Built up, graveled
Wall Sheathing:	Painted vertical paneling, CMUs, native red rock				
Windows:	Wood frame, fixed, fixed flanked by casements, banded fixed, casements;				

5. Workmanship *(Describe the distinctive elements, if any, of craftsmanship or method of construction)*

Workmanship appears to be original and unaltered. The building exhibits some of Madole's signature features: low-pitch, side-gabled roof; large panes of glass grouped for maximum light; large beams set on edge; stacked stone schist, used both for architectural statement and for the massive fireplace, which is tapered from bottom to top and structurally comprises one corner of the building.

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	
Property <u>is</u> eligible as a contributor to a potential historic district:	X	Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			
<i>If not considered eligible, state reason:</i>			

FORM COMPLETED BY:

Name: Nancy Burgess, Preservation Consulting Date: May 13, 2014

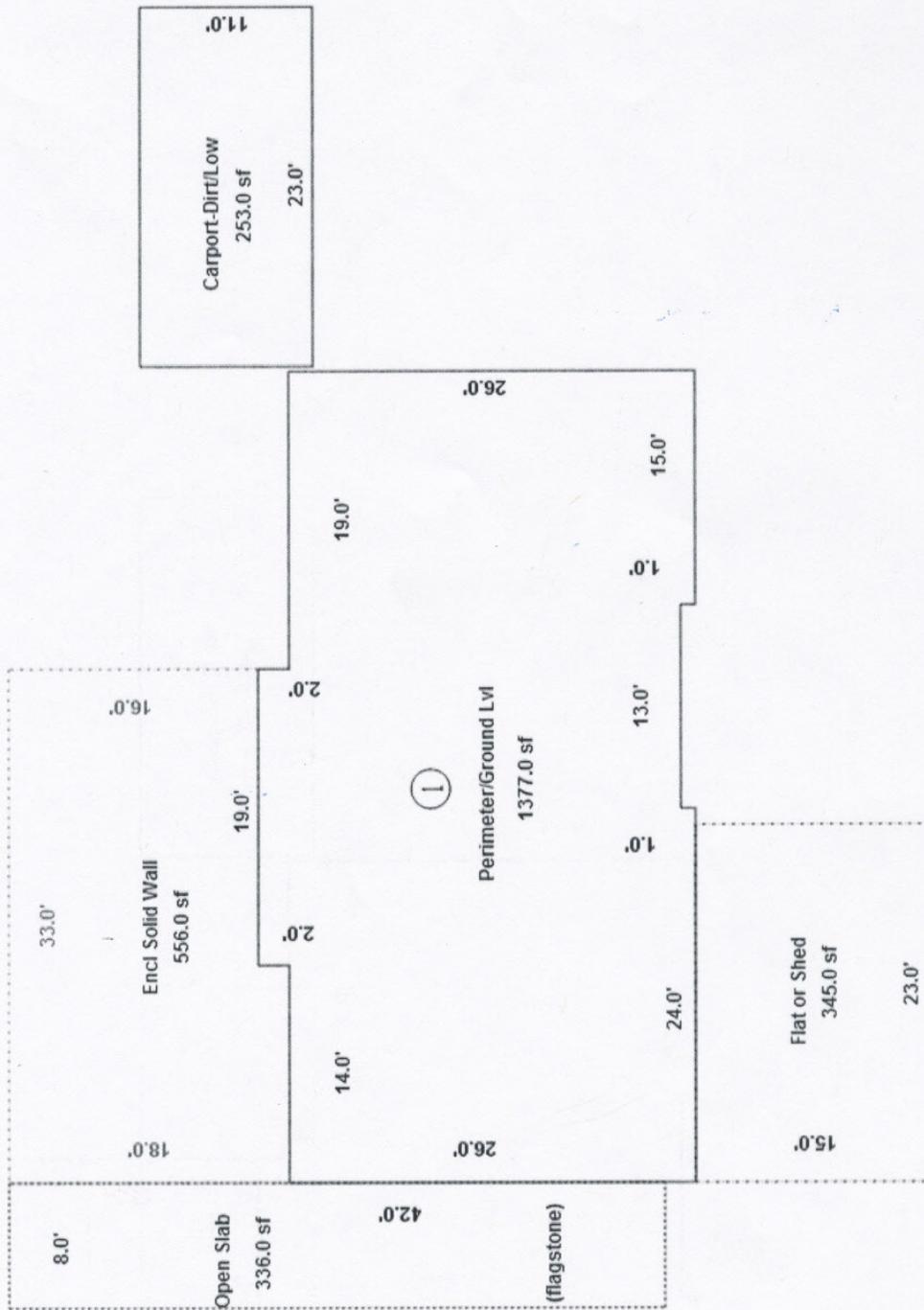
55 Kachina
Site # 287
May 2014



8' wh

Wd Fnc Noted

Shed noted



55 Kachina Dr, Sedona, Yavapai County, AZ

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	270 Oak Creek Cliffs Drive	Survey Site #:	281
Historic Name:	James E. Babbitt House (Stronghold)	Zoning:	RS-18b
APN #:	401-30-002	Acres:	2.662
County:	Coconino	Subdivision:	n/a
Owner name:	Tana Loretta Nugent, Nugent Family Properties	Owner Address:	443 Palisades Beach Rd Santa Monica, CA 90402

BUILDING INFORMATION

Construction Date:	1941	Estimated:		Known:	X	Source:	Owners, City of Sedona Landmark Designation
Architect:		Not determined:	X	Known:		Source:	
Builder:	James Edward Babbitt and others	Not determined:		Known:	X	Source:	Owners, City of Sedona Landmark Designation

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> Structural condition is excellent and house and grounds are very well maintained; no structural problems observed.			

USES/FUNCTION

<i>Current Use:</i>	Residence – weekend home
<i>Historic Use:</i>	Residence – weekend home
<i>Sources:</i>	Field observation; City of Sedona Landmark Designation documentation; Coconino County Records

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Charles James (C. J.) Babbitt was one of five brothers who came to Arizona Territory from Ohio in 1886 and established the CO Bar Ranch, Babbitt Brothers Trading Company, mercantile stores and trading posts. A descendant, Bruce Babbitt was Governor of Arizona.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

James E. Babbitt, son of Charles James Babbitt and Mary B. Verkamp; married Phillipa Brannen, 2 daughters; attorney and member of the Arizona Senate 1933-1944; born Flagstaff, AT 1902; died Flagstaff 1944 age 42; property owned by 4 generations of Babbitt descendants/Mary Phyllis Babbitt Nugent, daughter of James and Mary.

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

This is a typical but finely crafted, one-story vernacular residential building common in Sedona up to World War II; built of local rock and regionally available peeled and dressed pine, it has the traditional rustic look of the National Parks of the 1930s. The house is generally rectangular in plan (see attached plan) and has a low-pitch front gable roof with boxed eaves and gutters. It has been updated: the front porch has been enclosed and a screen porch has been added to the rear of the building in keeping with the traditional style of the building, but is clearly an addition; the house is +/-2030 square feet with the additions. The historic context is excellent and the architectural integrity is good.

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Pumphouse, no longer in use. Swimming pool and spa.

Sedona Historic Property Inventory Form

INTEGRITY (To be eligible, a property must have integrity-it must be able to visually convey its importance.)

1. Location

Original site:	X	270 Oak Creek Cliffs Drive
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

Two additions: (1) addition at the rear (north elevation) of the building which consists of a screen porch (circa 1940s) surrounded by a low stone wall; log lintels; adds functional space to the building and takes advantage of views to the north and east; (2) a front sleeping porch (south elevation) was enclosed and a new front entry feature added in about 2003. The additions are sensitive to the original construction of the house and do not negatively impact integrity.

3. Setting (Describe the natural and/or built environment around the property)

Located on 2.66 acres of an original 16 acre parcel on Oak Creek acquired by John Babbitt. The setting is primarily native plants, both natural and introduced, with decorative stone walls and steps; views are primarily to the northeast. A large flagstone patio with a free-form swimming pool and spa surrounds the rear of the house and the screen porch. The John Babbitt House is located on an adjacent 3.7 acres which is a part of the original 16 acre parcel. Oak Creek Cliffs Drive is accessed by a one-lane concrete bridge over Oak Creek and a one-lane road.

Describe how the setting has changed since the property's period of significance:

Development in the area, including Poco Diablo Resort, has increased density in the area; house is located at the end of a private road and therefore direct impact of the growth in the area has minimal direct effect on this property and it retains its rural setting.

4. Materials (Describe the materials used in the following elements of the property)

Walls (structure):	Red and river rock and concrete	Foundation:	Concrete and rock	Roof:	Composition shingles (originally sod)
Wall Sheathing:	Red and river rock;				
Windows:	Grey aluminum single or double hung, singly or set in pairs; fixed pane; flagstone sills, concrete lintels with decorative rock applied above the windows. <i>If the windows have been altered, what were they originally?</i> Unknown, but probably wood frame double hung and fixed; openings do not appear to have been altered				

5. Workmanship (Describe the distinctive elements, if any, of craftsmanship or method of construction)

This is a finely crafted building constructed of local stone by an expert stone mason; many decorative elements have been incorporated into the stonework; large beams of what appear to be peeled and dressed Ponderosa Pine support the roof structure and are visible at the gable ends of the roof

RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

Individually, the Property <u>is</u> eligible:	X	Individually, the Property <u>is not</u> eligible:	
Property <u>is</u> eligible as a contributor to a potential historic district:	X	Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			
<i>If not considered eligible, state reason:</i>			

FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 12, 2014
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270 Oak Creek Cliffs Drive

Site # 281

May 2014



401-30-002-6
Book Map Parcel S C

FIELD DATA COLLECTION/SKETCH FORM

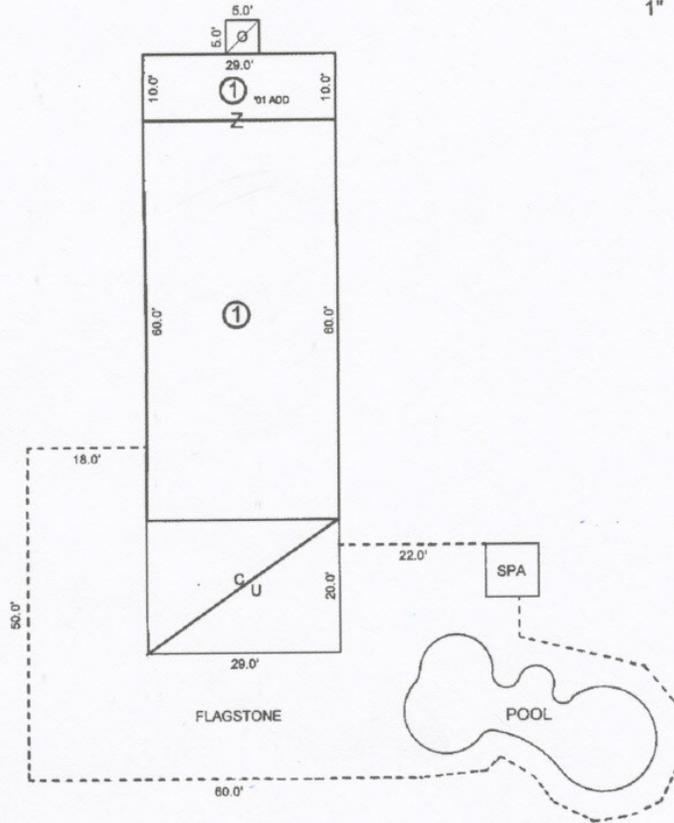
IMP. 1 of 1 Section _____ of _____ Parcel 03-401-30-002-6
Co. Book Map Parcel S C

Situs 270 OAK CREEK CLIFFS DR City SEDONA

Model No. 010-3E Const. Year 1953 IPR (IPR ownership data-complete & attach DOR 82364).
EFF AGE

Appraiser RCH 30026 Appraisal Date 3/26/03 Reviewed By _____ Date 1/1

① = 2030 SF
PERIM = 198 SF
1" = 20'



REMARKS: _____

DOR 82362 (8/01)

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	333 Oak Creek Cliffs Drive	Survey Site #:	282
Historic Name:	John George Babbitt House	Zoning:	RS-35
APN #:	408-27-002E	Acres:	3.698
County:	Yavapai	Subdivision:	n/a
Owner name:	SABA Properties LLC	Owner Address:	809 W Riordan Rd #100-403 Flagstaff, AZ 86001

BUILDING INFORMATION

Construction Date:	1941	Estimated:	X	Known:		Source:	
Architect:		Not determined:		Known:		Source:	
Builder:	John G. Babbitt and others	Not determined:		Known:		Source:	

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	

Describe: This building and property, including an outstanding landscape, are excellently maintained. The house has been updated; no structural problems apparent.

USES/FUNCTION

<i>Current Use:</i>	Residence – weekend home
<i>Historic Use:</i>	Residence – weekend home
<i>Sources:</i>	Field observation; owner; Yavapai County Records

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Charles Babbitt was one of five brothers who came to Arizona Territory from Ohio in 1886 and established the CO Bar Ranch, Babbitt Brothers Trading Company, mercantile stores, and trading posts. The Babbitt family descendants have typically been very involved in local and State politics. Bruce Babbitt was Governor of Arizona.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

John G. Babbitt, son of Charles James (C. J.) Babbitt and Mary B. Verkamp; married Elizabeth “Betty” Quimby; member of the Arizona Senate 1944-48 (he took over his brother James’ seat when he died in office in 1944); President of Babbitt Ranches; born Flagstaff, AT 1908; died Flagstaff 1993;

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

This is a typical but finely crafted, one-story vernacular residential building common in Sedona up to World War II; built of local rock and regionally available peeled and dressed pine, it has the traditional rustic look of the National Parks of the 1930s. The house is generally rectangular in plan (see attached plan). It has a low-pitch front-gabled roof with boxed eaves and gutters. A covered porch has been added to the east end of the building in keeping with the traditional style of the building, but is clearly an addition; according to the owner, this porch was added shortly after the house was completed. The house is +/-1608 square feet with the addition. It has been updated and a pool house, swimming pool, sauna, porte-cochere and numerous decks have been added to the property along with extensive landscaping including a spacious lawn adjacent to Oak Creek, which runs along the front of the property.

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Sedona Historic Property Inventory Form

Poolhouse, swimming pool, ramada, sauna, garage, gardener's shed, decks, none historic; according to Yavapai County records, unspecified additions to property were made in 1975 and 1977.

INTEGRITY (*To be eligible, a property must have integrity-it must be able to visually convey its importance.*)

1. Location

Original site:	X	333 Oak Creek Cliffs Drive
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

An addition (bedroom and bath) has been constructed to the west end of the building in about 1977. The addition is differentiated from the stonework of the original construction by the use of frame construction with a stone veneer. The addition is compatible with and is sensitive to the original construction of the house and does not negatively impact integrity, which is excellent. The historic context is altered but good and the architectural integrity is good.

3. Setting (*Describe the natural and/or built environment around the property*)

Located on .37 acres of an original 16 acre parcel on Oak Creek acquired by John Babbitt. The setting is primarily manicured lawn and non-native plants with decorative stone walls and steps; the land is terraced and steps down to Oak Creek which is lined with large deciduous trees; landscaping away from the buildings is primarily native; views are primarily to the south to Oak Creek and to the northeast. The James Babbitt House is located on an adjacent 2.66 acres which is a part of the original 16 acre parcel. Oak Creek Cliffs Drive is accessed by a one-lane concrete bridge over Oak Creek and a one-lane road. This property retains its rural setting.

Describe how the setting has changed since the property's period of significance:

Development in the area, including Poco Diablo Resort, has increased density in the area; the house is located at the end of a private road and therefore direct impact of the growth in the area has minimal effect on this property.

4. Materials (*Describe the materials used in the following elements of the property*)

Walls (structure):	Red and river rock and concrete	Foundation:	Concrete	Roof:	Composition shingles
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Wall Sheathing: Red and river rock

Windows: Aluminum clad wood windows were installed by a previous owner before 2007; single casements, pairs of casements, casements flanking fixed pane, fixed pane, bay (in addition). *If the windows have been altered, what were they originally?* Unknown but probably wood casements and fixed panes; openings do not appear to have been altered

5. Workmanship (*Describe the distinctive elements, if any, of craftsmanship or method of construction*)

This is a finely crafted building constructed of local stone by and expert stone mason; many decorative elements have been incorporated into the stonework; large beams of what appear to be peeled and dressed Ponderosa Pine support the roof structure and are visible at the gable end of the east end of the building within the porch addition and on the interior.

RECOMMENDATIONS OF ELIGIBILITY (*opinion of surveyor*)

Individually, the Property <u>is</u> eligible:	X	Individually, the Property <u>is not</u> eligible:	
Property <u>is</u> eligible as a contributor to a potential historic district:	X	Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			

If not considered eligible, state reason:

FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 12, 2014
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333 Oak Creek Cliffs Drive
Site # 282
May 2014



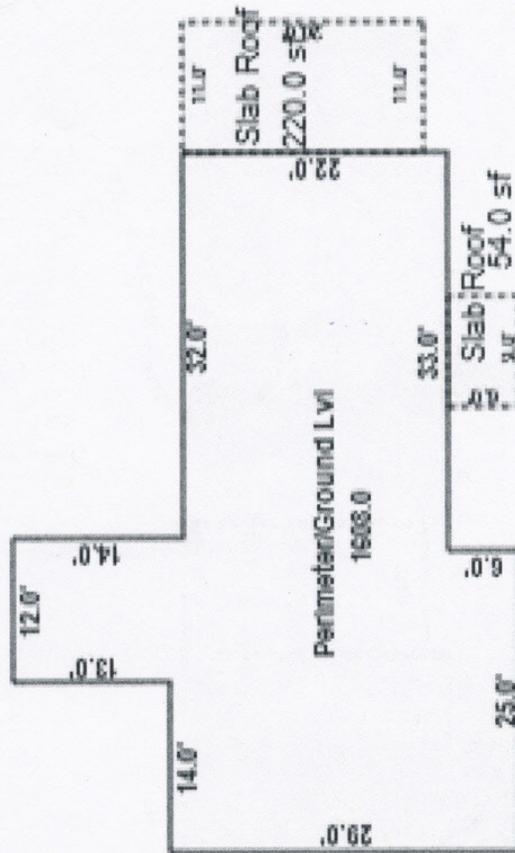
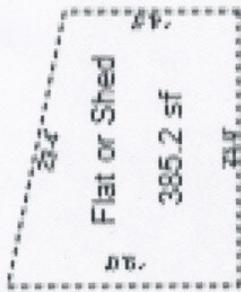
333 Oak Creek Cliffs Dr., Sedona, Yavapai County, AZ

8' average wall ht.

Note storage

sauna

Drive Way



Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	225 Wilson Rd	Survey Site #:	283
Historic Name:		Zoning:	RS-6
APN #:	401-16-021	Acres:	0.173
County:	Coconino	Subdivision:	Sedona Subdivision
Owner name:	Alan Kent Cooper Trustee Cooper A K Trust DTD 1-17-92	Owner Address:	270 Kellogg Ave Palo Alto, CA 94301

BUILDING INFORMATION

Construction Date:	1955	Estimated:		Known:	X	Source:	City of Sedona, Coconino County Records
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> No structural issues apparent.			

USES/FUNCTION

<i>Current Use:</i>	Residential
<i>Historic Use:</i>	Residential
<i>Sources:</i>	Field observation, City of Sedona

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Reflects the post-World War II development of the Uptown area of Sedona for both commercial and residential uses, with most commercial uses located on Highway 89A and most residential located a few blocks to the west, within walking distance of the commercial district.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

N/A

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

Although built in 1955, this building reflects the more traditional stick-built board and batt construction popular in Sedona in the 1930s and 1940s. A small one-story house (1,018 square feet), the house is generally square in plan (see attached plan) with a low-pitch front gable roof. There is a large rubble stone fireplace on the north side of the building. Eaves are boxed and the fascia is plain painted wood, without gutters. There is an uncovered, inset porch on the south side of the building. The front entry has a low native stone wall enclosing an uncovered concrete entry porch with a bracketed shed roof over the front door, which is probably not original.

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

None

Sedona Historic Property Inventory Form

INTEGRITY (To be eligible, a property must have integrity-it must be able to visually convey its importance.)

1. Location

Original site:	X	225 Wilson Rd
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

A garage, which is prominent from the street view and is the only part of the building easily visible from the street, is sided with board and batt and horizontal siding and has a 9 panel door with 3 horizontal windows. The garage appears to have been added at a later time due to the way the roof lines between the garage and the house converge, with the garage being slightly taller than the house. It would not be typical for a house of this size to have an enclosed garage at this time period, although it could have originally had a carport, which would be more typical of the time period.

3. Setting (Describe the natural and/or built environment around the property)

The front perimeter of the property is enclosed in part by a low slump block retaining wall. Tall evergreens obscure the view of the house from the street. The driveway is paved (concrete). There is a wide side yard to the south and a small back yard. There are several low rubble stone retaining walls which appear to define the property boundaries. Landscaping is primarily non-native.

Describe how the setting has changed since the property's period of significance:

Wilson Road has a variety of mostly residential buildings, both single and multi-family, built over an extended period of time. Therefore, it can be surmised that the neighborhood built up gradually as vacant lots were infilled and/or older buildings were demolished and replaced, which has resulted in a fairly densely developed streetscape.

4. Materials (Describe the materials used in the following elements of the property)

Walls (structure):	Wood frame	Foundation:	concrete	Roof:	Composition shingle
Wall Sheathing:	Board and batt; horizontal butted siding in the gable ends				
If the sheathing has been altered, what was it originally? N/A					
Windows:	Aluminum sliders, not original				
If the windows have been altered, what were they originally? Unknown; openings appear to be unaltered.					

5. Workmanship (Describe the distinctive elements, if any, of craftsmanship or method of construction)

This is a typical small, stick-built house with board and batt siding with no distinctive features except for the large, native stone fireplace which dominates the north side of the building.

RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	
Property <u>is</u> eligible as a contributor to a potential historic district:	X	Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			
If not considered eligible, state reason:			

FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 12, 2014
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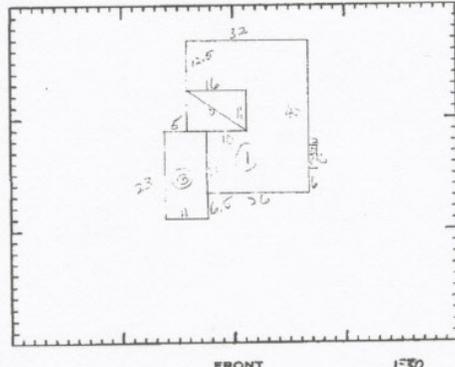
225 Wilson Road
Site # 283
May 2014



225 Wilson Rd 401-16-021 Sedona Coconino County, AZ

CLASSIFICATION NO. R-3-A		NO. APTS.		Grade 4 3 2 1				Grade 4 3 2 1			
STORIES	ROOFS	Construction	Quality of Construction	INTERIOR FINISH				ELECTRICAL			
Type & Use	Construction	Grade	Grade	Unfinished				Wiring			
Single Dwlg.	Frame			Plastered				Fixtures			
Two Fam. Dwlg.	Solid Masonry	4	Excellent	Drywall				BASEMENT			
Three Fam. Dwlg.	Block	3	Good	Wallboard				None			
Four Fam. Dwlg.	Brick Veneer	2	Fair	Plywood Plain				Full Unfinished			
	Prefab.	1	Minimum	Plywood Detailed				Part: Unfinished			
				Hardwood Panel				Area: _____ Sq. Ft.			
				Knotty Pine				Part: Finished			
				BATH WALLS				Area: _____ Sq. Ft.			
				Metal Tile				Part: _____ Sq. Ft.			
				Plastic Tile				Concrete Floor			
				Ceramic Tile				Other			
				Plastered				GRADE RATE			
				Drywall				Description: _____			
				HEATING & COOLING				ATTIC			
				Hot Air Grav.				Unfinished			
				Hot Air Forced				Finished			
				Steam				Area: _____ Sq. Ft.			
				Hot Water				GRADE RATE			
				Radiant				Description: _____			
				Floor Furn.							
				Wall Furn.							
				Elec. Panel							
				Refrigeration							
				Evap. Cooler				POURERS			
				Fireplaces				Number: Open _____			
				O. S. Chimney				Number: Closed _____			
				PLUMBING				Frame _____			
				Boiler				Masonry _____			
				2 Fix. Bath				Terraces _____			
				3 Fix. Bath				Patio _____			
				Water Closet							
				Lavatory							
				Tub							
				Shower Stall							
				Kit. Sink							
				Ladry. Tube							
				Hot Water Htr.							
				Disposal							
								PHYSICAL CONDITION			
								4 3 2 1			
								Other Items _____			

GROUND PLAN SKETCH (INDICATE NUMBER STORIES)



DATE OF CONSTRUCTION 1955

REPLACEMENT COST AND FINAL VALUE

Date: 1955

Age: _____

Source: _____

DEPRECIATION AND OBSOLESCENCE

A. Age (Normal Depreciation)	2%		
B. Physical Condition	1%	1150	946
C. Modernization (Minus)	1%	165	703
D. Total Depreciation	3%	111	119
E. Net Condition	7%	441	481
Special Obsolescence		724	219
F. Location (Area No. _____)	0%		
G. Other	0%		
H. Total Special Obsolescence	0%		
J. Final Net Condition	7%		

SPECIAL NOTES:

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
R3-A	1005		
DEPRECIATION AND OBSOLESCENCE			
			1150
			165
			111
			441
			724

OTHER BUILDINGS

CLASS	Grade	Walls	Floor	Dimensions	Area Sq. Ft.	Replaces Value	Dep.	Value
G	2	AA	C	605 11 x 23	25316.51	1647		1647
OP	2	-	FLAG ST. FLOOR STRAIN GLASS	11 x 16	176 x 42 = 7392	709		780
				x x				
				x x				
SLAB	2	-	C	6 x 17	102 x 25 = 2550	89		89
				x x				

Total Other Buildings \$ 2434

REPLACEMENT COST \$ 2094

COST \$ 1816

FINAL NET CONDITION %

FINAL VALUE MAIN BUILDING \$

OTHER BUILDINGS \$

OTHER IMPROVEMENTS \$

TOTAL BUILDINGS AND IMPROVEMENTS \$ 4528

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	55 Woodland Drive	Survey Site #:	288
Historic Name:		Zoning:	RS-18A
APN #:	408-15-016	Acres:	0.774
County:	Yavapai	Subdivision:	Sky Mountain Ranch
Owner name:	D & R Property Holdings LLC	Owner Address:	14830 Kivett Ln Reno, NV 89521-8580

BUILDING INFORMATION

Construction Date:	1969	Estimated:		Known:		Source:	
Architect:	Howard Madole	Not determined:		Known:	X	Source:	
Builder:		Not determined:		Known:		Source:	

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> No apparent structural issues.			

USES/FUNCTION

<i>Current Use:</i>	Residential – vacant and for sale
<i>Historic Use:</i>	Residential
<i>Sources:</i>	Field Observation, Yavapai County Records

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Howard Madole was Sedona's first modern architect and was a master of mid-century modern style which he introduced to Sedona in the 1950s and '60s. He developed a style with signature elements, including the use of stacked native schist stone, wood 2X4s set on edge for roof framing, prow fronts, unusual pitched roofs which sometimes ended nearly at ground level, flared roof lines, gable windows, and fireplaces that penetrated glass walls. He used "Arcadia" doors extensively to let in lots of light. Most of his residential designs included carports. This innovative design approach was a new concept for Sedona which had grown slowly after the movie boom of the 1930s and '40s. Innovative, architect-designed buildings, particularly residential buildings were not the norm in Sedona and Madole brought a new style to the residential neighborhoods of Sedona. Many of his homes were built in newly subdivided areas of Sedona, which was an unincorporated County community until 1986.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

Howard Madole came to Arizona in 1948 and worked with Frank Lloyd Wright. Over the years, Madole created innovative and cutting edge modern designs. He built the largest construction business in Northern Arizona and built award-winning homes in Sedona and Phoenix and contemporary commercial buildings in Phoenix. His work is a favorite of aficionados of mid-century modern architecture. Madole stated that this home was one of his favorite designs (City of Sedona notes).

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

The series of box-like shapes of this contemporary two-story, approximately 5,000 square foot house derives its configuration from the International Style which became popular in the United States in the late 1920s until World War II, primarily for commercial buildings. The style is functional and spare with carefully designed ornamentation and flat or gabled roofs. The front façade of this house is dominated by an attached garage divided into a 2 car and 1 car. It isn't until the front entry is reached that the house displays any of Madole's typical features, in this instance (1) a perpendicular wall at the entry which is faced in carefully crafted square, flat, multi-colored stone; (2) his signature wood, oversized, carved, 6-panel front door flanked by fixed glass panels; (3) a flat roof over the entry. Through these glass panels the sightline is

Sedona Historic Property Inventory Form

through the house to a rear ground-level exposed aggregate concrete patio which is accessed by 2 pairs of Arcadia doors set at right angles to each other. Other than the use of large expanses of glass, this building exhibits very few of Madole's typical design elements.

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

Guesthouse (attached) built 2002.

INTEGRITY *(To be eligible, a property must have integrity-it must be able to visually convey its importance.)*

1. Location

Original site:	X	55 Woodland Drive
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

Extensive alterations have been made based upon City of Sedona and Yavapai County records, including remodel and expansion of an existing garages and the addition of 1,555 square feet of living space. The additions have been so integrated into the design of the house so that the changes to the building cannot be discerned from the exterior.

3. Setting *(Describe the natural and/or built environment around the property)*

The house faces southwest and is constructed on a flat area below the road. The driveway is covered in modern, interlocking pavers. Low rubble stone retaining walls line portions of the driveway and can be found in the landscape around the building. These may pre-date the construction of the building as they are more traditional for Sedona than the design of the house and other decorative elements associated with the house are made of flat, dressed multi-colored stone veneer. Landscaping is mostly native, both natural and introduced. The landscaping is not well maintained at this time as the house is vacant and on the market.

Describe how the setting has changed since the property's period of significance:

Other than a substantial expansion of the house in 2002 (addition of 1,555 square feet), the setting has probably changed minimally. New lighted stone pillars at the entrance to the driveway and pavers were undoubtedly added in 2002. The house takes advantage of red rock views to the east and southwest.

4. Materials *(Describe the materials used in the following elements of the property)*

Walls (structure):	Unknown	Foundation:	Concrete	Roof:	Built up
Wall Sheathing:	stucco				
Windows:	Aluminum frame fixed, set in bands and groups; numerous sets of Arcadia doors;				
<i>If the windows have been altered, what were they originally?</i> Unknown					

5. Workmanship *(Describe the distinctive elements, if any, of craftsmanship or method of construction)*

The workmanship appears to be excellent, and alterations made in 2002 are seamless, thus altering the historic integrity of the house by integrating the additions so that the changes to the building cannot be discerned from the exterior.

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	X
Property <u>is</u> eligible as a contributor to a potential historic district:		Property <u>is not</u> eligible as a contributor to a potential historic district:	X
More information needed to evaluate:			

If not considered eligible, state reason: This house has changed substantially since its construction in 1969. It is impossible to tell, even from City of Sedona and Yavapai County records, what the specific changes to the building have been. Therefore, the historic integrity of the building is unknown. Only Mr. Madole would probably be able to differentiate the original plan from the altered plan and design.

FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 13, 2014
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55 Woodland
Site # 288
May 2014



Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	2035 Yavapai Drive	Survey Site #:	284
Historic Name:		Zoning:	C-3
APN #:	408-24-040A	Acres:	0.473
County:	Yavapai	Subdivision:	n/a
Owner name:	Glenron, LLC	Owner Address:	P. O. Box 774 Dewey, AZ 86327

BUILDING INFORMATION

Construction Date:	1951	Estimated:	X	Known:		Source:	Tenant, City of Sedona
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

Structural Condition *(Describe the current structural condition of the property)*

Good <i>(well maintained, no serious problems apparent):</i>		Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>	X	Ruin/Uninhabitable:	
<i>Describe:</i> no obvious structural problems; lack of maintenance			

USES/FUNCTION

<i>Current Use:</i>	Residential rental
<i>Historic Use:</i>	Residential
<i>Sources:</i>	Tenant in another building on the same parcel

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

This is a typical small, native stone-covered house with a front gable. However, unlike many of the native stone houses in Sedona, it is poured concrete construction with a stone veneer. This construction technique reflects the more modern post-World War II construction materials which became somewhat available in Sedona in the 1950s. The concrete would have been hand mixed and the walls poured in lifts as there was no concrete plant in the area at the time. Further, it has a full basement, also unusual for Sedona at the time.

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

N/A

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)*

This is a small (700 square feet), simple, stone-veneered (mostly undressed, randomly shaped flagstone and sandstone applied in large slabs) building with an enclosed rear porch sided with wood shingles, which minimally reflects an Arts and Crafts element. The roof is a low-pitched front gable with vertical board siding with scalloped ends in the gables. Eaves are open with plain, painted board fascia and no gutters. A large native stone fireplace dominates the west side of the building. An uncovered concrete porch with two concrete steps is faced with rubble stone and leads to the front door. At the rear of the building, a large re-entrant concrete porch with rubble stone facing and three steps made of concrete blocks expands the outdoor living area beyond the roofline/footprint of the house (see attached plan). The corner of the roof is supported by a simple, peeled log post. The enclosed porch is set on piers.

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Commercial garage, leased to a different tenant.

Sedona Historic Property Inventory Form

INTEGRITY (To be eligible, a property must have integrity-it must be able to visually convey its importance.)

1. Location

Original site:	X	2035 Yavapai Drive
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2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

A rear sleeping porch or sun porch has been enclosed with banded, fixed pane windows and wood shingle siding below the windows. Windows have mostly been replaced with a variety of types. A lean-to, shed-roofed carport has been added to the east side of the building and an aluminum awning has been added over the non-original front door.

3. Setting (Describe the natural and/or built environment around the property)

The building is located on an industrial site with a commercial garage (1979) at the back of the property. There are two large evergreen trees in the front yard and a few plants around the perimeter of the building. According to Yavapai County records, 4,400 square feet of land is allocated to the house.

Describe how the setting has changed since the property's period of significance:

A neighborhood with a few scattered houses covering a range of time periods has evolved into an industrial area with numerous medium industrial uses, mostly auto related. Most of the lot is paved.

4. Materials (Describe the materials used in the following elements of the property)

Walls (structure):	concrete	Foundation:	Concrete and CMU piers	Roof:	Composition shingle
Wall Sheathing:	Large, undressed slabs of flat stone, mostly flagstone and red sandstone; stone rubble at the foundation line;				
If the sheathing has been altered, what was it originally? N/A					
Windows:	2 pairs of steel casements, probably original; wood frame fixed; aluminum sliders; awning;				
If the windows have been altered, what were they originally? Steel casements.					

5. Workmanship (Describe the distinctive elements, if any, of craftsmanship or method of construction)

The workmanship is fair, with large, undressed slabs of stone covering the exterior of most of the building. There are a few elements which minimally stylistically reflect an Arts and Crafts influence.

RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	X
Property <u>is</u> eligible as a contributor to a potential historic district:		Property <u>is not</u> eligible as a contributor to a potential historic district:	X
More information needed to evaluate:			

If not considered eligible, state reason:

Although this building represents a "modern" construction type for the time period for Sedona (1951), the setting in an industrial area, changes/additions to the building, replacement of all but 2 windows and the lack of maintenance have impacted the building and setting to the extent that the building has lost its historic context and integrity.

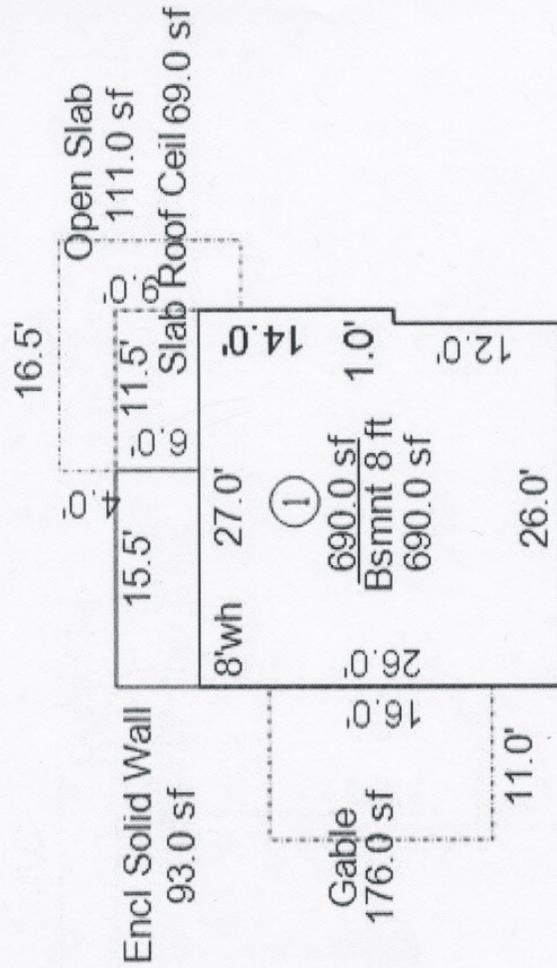
FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 12, 2014
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2035 Yavapai
Site # 284
May 2014



Location of Imp #1



note: conc. service

Note: house is rented out. Approx. 4,400 sf of land used for rental.

2035 Yavapai Road, Sedona, Yavapai Cty, AZ