City of Sedona
Historic Resource Survey 2014

D R A F T

August 2014

City of Sedona
Historic Resource Survey 2014

This is the 3rd update to the original 1992 Historic Resource Survey of Sedona. The Survey was also updated in 2001 and 2008. There are several changes to the new Survey. It has been re-organized into 3 sections to make it more user-friendly and simple to update. Section I is a combination of what was the "Summary of Designated Properties" with information from the original surveys of the Historic Landmarks. A new "Sedona Historic Property Inventory Form" was created to better match the State Historic Preservation Office's "State of Arizona Historic Property Inventory Form", which aligns with the National Register of Historic Places criteria. These forms were used in Section II for the new property surveys.

Summary of Contents:

I. Historic Landmarks Inventory

An inventory of all City of Sedona designated Historic Landmarks as of 2014. Property information is current according to City and County records. The building information and historic significance data was taken from the original survey forms.

II. 2014 Additions to the Historic Resource Survey

Eight new properties were surveyed to evaluate the condition, historic significance, and integrity of the buildings. The survey includes a recommendation as to eligibility for City Historic Landmark designation (see Appendix I for the criteria). For each of the sites, there is a completed Sedona Historic Property Inventory Form and photos.

III. Surveyed Sites

This section features copies of the surveys from the 2008 Historic Resource Survey. The 2014 survey date is noted, and in several instances corrections have been made. In some cases, photos from the 2014 survey are included. These sites were visited in 2014 to determine if there had been any significant changes. They were not evaluated as to eligibility.

Appendices:

Appendix A City Historic Landmark Designation Criteria

Appendix B National Register Criteria for Evaluation

Appendix C Other Historic Sites

Appendix D Index of Historic Sites by Address

Appendix E Abbreviations

I. Historic Landmarks Inventory

This inventory of City Historic Landmarks consists of at least 2 pages for each site: 1) Landmark property description and photo; 2) building information, historic significance (most of which is from the original survey form), and survey history; and in some cases additional photographs. The 2014 update to the City of Sedona Historic Resource Survey involved corrections to information in the 2008 Survey, additional information on each landmark, and a determination as to any significant changes. The consultant, Nancy Burgess, was asked to visit each site to determine if there were any significant changes to the Landmarks. Two Survey Update Forms were completed for the sites with changes to the exterior-both of which were considered minor changes that do not impact the integrity of the Landmark: the Chapel of the Holy Cross and the Gassaway House. This section is organized alphabetically by the Landmark name.

City of Sedona Historic Landmarks

Landmark Name	Street	Landmark #	Construction Date
Bennett-Purtyman Cabin	Kachina Drive	18	1922
Chapel of the Holy Cross*	780 Chapel Road	19	1956
Cook Cemetery	115 Airport Road	12	1918
Da Voss-Hawley House	100 El Camino Grande	14	1940s
Doodlebug Ranch	10 Ranch House Circle	21	1936
Farley Homestead	100 Schnebly Hill Road	10	1925/1932
Gassaway House	35 Gassaway Place	6	c. 1937
Hart Store*	100 Brewer Road	11	1926
George Jordan's Sales Building	479 N SR 89A	5	1939
Jordan Ranch*	735 Jordan Road	1-3	1931-1947
Madole House-Pony Soldier	130 Pony Soldier Road	17	1962
Nininger House	39 Meteor Drive	20	1959-60
Owenby Ditch	multiple	16	c. 1880s-early 1900s
Philips, Dorothy House	400 Color Cove Road	24	1955
Pumphouse, USFS	251 SR 179	9	1935
Pushmataha Building	360 Brewer Road	15	1957 or 1960
Ranger Station*	250 Brewer Road	8	1917/1934
Saddlerock Ranch	255 Rockridge Drive	4	c. 1950
Van Ess House	280 Zane Grey Drive	23	1964
Williamson House	340 Smith Road	13	1953 or 1955
*National Register of Historic Places			

Landmark Name:	**Bennett-Purtymun Cabin**		
Address:	215 Kachina Drive*	Landmark #:	18
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	9/4/07	APN:	408-02-079
Date of Construction:	1922; Rebuilt circa 1963	Recorded Landmark:	Building only
Architect/ Builder:	Charles Bennett with Elmer Purtymun	Zoning:	RS-35
Historic Use:	Residence	Parcel size:	0.8 acre
Present Use:	School	Owner:	Sedona Charter School
Significance to Community:	The Bennett-Purtymun Cabin was built by Charles Bennett and Elmer Purtymun on a 160-acre homestead in Grasshopper Flat (Harmony Hills) that was patented by Marvin Bennett in 1924. All the logs were hauled by wagon and team from the Soldiers Wash Basin. In 1963, when the Harmony Hills Subdivision was being built, the cabin was moved log-by-log and reassembled in its present location. This well-preserved cabin is the second oldest building in Sedona and the oldest standing log cabin.		

2014

Landmark Name:	**Bennett-Purtymun Cabin**	Survey #:	273
Address:	215 Kachina Drive*	Date of Construction:	1922; Rebuilt circa 1963
Building Information			
Building Type:	Log Cabin		
Style:			
Stories:	1		
Total floor area:	925 sq ft (500 sq.' original + 300 sq' additional + 187 sq' porch)		
Foundation material:	Block/concrete		
Structural material(s):	Native logs from Soldiers Pass basin		
Exterior Wall Material:	Original-log-addition		
Applied Ornamentation:			
Roof Type:	Gable, medium pitch, asphalt shingles-multiple layers, exposed log rafters		
Windows:	Wood 6-lite horizontal typical with some variations		
Entries:	Center wood door with sidelites. Interior shutters appear to be an add-on		
Porches:	7'6" x 25'0 over main entry-log structure		
Notable interior:	Stone fireplace, stone/tile floor; loft		
Outbuildings			
Alterations:	A rear addition circa 1965 is non-contributing. Swamp cooler on roof is later but planned for removal. -2007		
Integrity:	Original structure relocated circa 1963; rear addition 1960's.		
Condition:	Good		
Historic Significance			
Areas of Significance:	Settlement, Agricultural, Architecture/materials-log cabin		
Persons of significance:	Charles Bennett, Ms. Hudspeth, George and Sallie Black		
Historic significance:	First cabin built on Grasshopper Flat; part of 160 acre Bennett Homestead		
Architectural significance:	Last known remaining log cabin in Sedona		
Streetscape contribution:			
Additional comments:			
Survey History			
9/4/07	Ronald Maassen		
5/2014	Nancy Burgess		
	*Address on building is 169, mailing address: 165, City/County: 215.		

Bennett-Purtyman Cabin
215 Kachina Drive
May 2014

Landmark Name:	**Chapel of the Holy Cross**		
Address:	780 Chapel Road	Landmark #:	19
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	2008	APN:	n/a (USFS)
National Register Date:	2011		
Date of Construction:	1956	Recorded Landmark:	Property
Architect/ Builder:	Lloyd Wright; Ashen & Allen	Zoning:	NF
Historic Use:	Chapel	Parcel size:	11.08
Present Use:	Chapel/gift shop	Owner:	Land is USDA Forest Service, under long-term lease to Catholic Diocese of Phoenix.
Significance to Community:	The Chapel of the Holy Cross is an extraordinary architectural achievement commissioned by benefactor Marguerite Brunswig Staude as a memorial to her parents. Designed by architects Anshen and Allen, its modern design and construction were considered bold and daring in the 1950s, winning an AIA Award of Honor in 1957.		

2014

Landmark Name:	**Chapel of the Holy Cross**	Survey #:	246
Address:	780 Chapel Road	Date of Construction:	1956
Building Information			
Building Type:	Religious		
Style:	Modernist		
Stories:	1 + basement		
Total floor area:	1,478 sf		
Foundation material:	Exposed aggregate concrete (cast in place)		
Structural material(s):	Same as above		
Exterior Wall Material:	Same as above		
Applied Ornamentation:	Curved exposed aggregate concrete walk to church with fountain sculpture; mosaic tile at entry.		
Roof:	Sloped, flat, built up with 16 vents		
Windows:	Over altar & at rear doors are: large vertical, rectangular sections of smoked glass windows		
Entries:	2 silver metal doors, 25' tall, free form metal handles; Sloped roof overhangs doors – 25' high		
Porches:			
Notable interior:	Altar of black marble with mosaic design above tapestries; sculpture above 4 platform steps to altar; downstairs used as gift shop and offices.		
Outbuildings	none		
Alterations:			
Integrity:	Unaltered		
Condition:	Excellent		
Historic Significance			
Areas of Significance:	Religion, Architecture		
Persons of significance:			
Historic significance:	Built as a memorial chapel to Marguerite Staude's parents, Mr. and Mrs. Brunswick; mid-century local art community relationship		
Architectural significance:	Nationally recognized modern architectural landmark. Use of exposed concrete reflects "Brutalist" school of modernism.		
Streetscape contribution:	Focal point in landscape from highway		
Survey History:			
8/9/91	K. Stupak -completed original form		
7/16/01	J. Trevillyan		
2/21/07	D. Lorenzo		
5/2014	Nancy Burgess. Minor changes to the exterior, see 2014 Update Form.		

Chapel of the Holy Cross
780 Chapel Road
May 2014

PROPERTY INFORMATION

Address:	780 Chapel Road	Survey Site #:	HPS-246
Historic Name:	Chapel of the Holy Cross	Local Landmark #	19

HISTORIC SIGNIFICANCE *(note any additional information concerning the property's significance since initial survey)*

The Chapel of the Holy Cross is listed in the National Register at the national level of significance for its architectural design, materials and location. Designed by Anshen & Allen and completed in 1956, the Chapel is an extraordinary architectural achievement for its time and is architecturally distinguished by the integration of the building into the rock formations which support it and the cruciform design of the sandblasted crosselemant which forms the apse (rear) wall of the chapel. The isolation of Sedona at the time of construction plus the difficulty of the site resulted in a very challenging construction project for the contractor. Built as a memorial chapel in memory of the parents of artist Marguerite Brunswick Staude, it has always been open to the public. Church services are no longer conducted at the chapel. The nomination includes the chapel and the serpentine ramp which accesses the chapel along with the engaged benches.

CONDITION *(Describe the current structural condition of the property)*

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

Comments:

INTEGRITY *(Describe any modifications/alterations to the property not previously noted on the original survey)*

The integrity of the Chapel of the Holy Cross is excellent, with very few changes since its completion in 1956; recent additions include a small fountain which has been integrated into an existing planter at the base of the northeast side wall of the building which forms a shaded alcove entry to the chapel. Bases of stacked sandstone support the planters and the fountain which is made of fired clay elements and does not detract from nor obscure significant elements of the building. The planters help to visually anchor the side walls of the building to the entry to the Chapel, which is covered in manufactured pavers. The planters are small in scale and compatible with the colors and materials of the Chapel and the landscape in the area. They are currently planted with colorful annuals.

PRIOR PROPERTY STATUS

X	City Historic Landmark	X	National Register

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

If status has changed, state reason:

FORM COMPLETED BY:

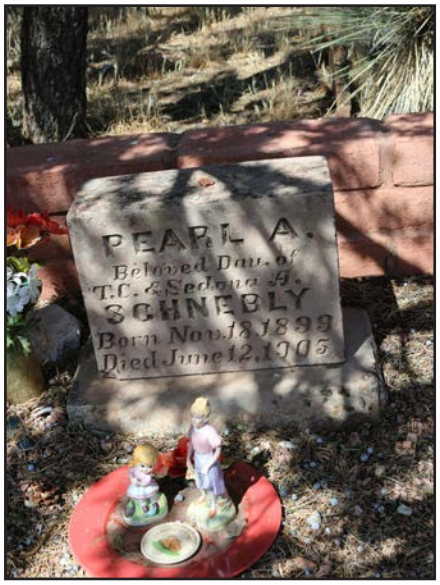
Name:	Nancy Burgess	Date:	May 1, 2014

Landmark Name:	**Cook's-Cedar Glades Cemetery**		
Address:	115 Airport Road	Landmark #:	12
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	November 21, 2005	APN:	408-26-003
Date of Construction:	Earliest burial ca. 1918	Recorded Landmark:	Property
Architect/ Builder:	Jay Cook	Zoning:	RS-12
Historic Use:	Cemetery	Parcel size:	0.48 acres
Present Use:	Cemetery	Owner:	Sedona Historical Society
Significance to Community:	First burials were victims of the influenza epidemic of 1918. Later, homesteader Cook set the parcel aside as a formal cemetery. T.C., Sedona and Pearl Schnebly, along with descendants of other prominent pioneer families are buried there.		

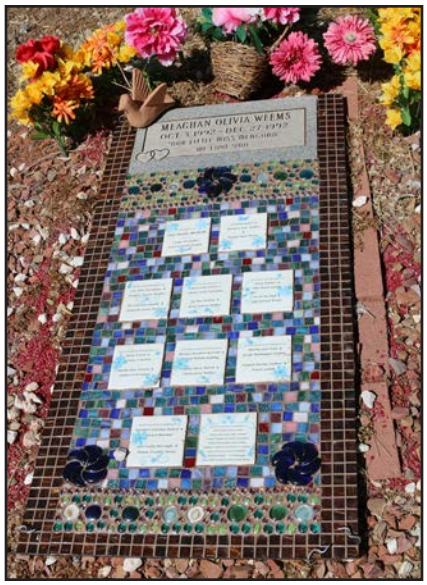
2014

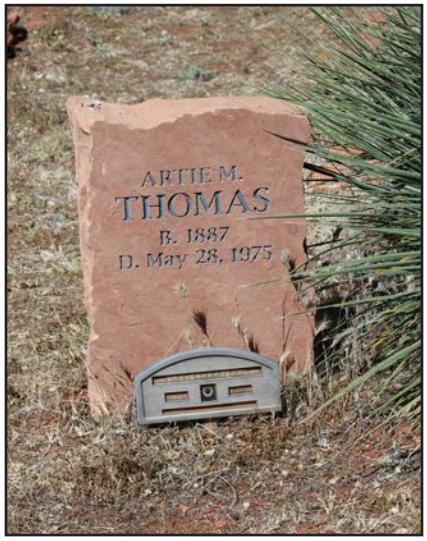
Landmark Name:	**Cook's-Cedar Glades Cemetery**	Survey #:	22
		Date of Construction:	Earliest burial ca. 1918
Building Information			
Materials:	Stone, concrete block, concrete, wire fencing		
Applied Ornamentation:	Numerous headstones and low (1-2 feet) enclosing walls around plots; New sign and historical plaque added to site.		
Outbuildings	Small pre-fab wooden storage shed on cinder blocks, shingled roof.		
Grounds:			
Alterations:	Burial additions. New iron entry gate in 2005.		
Additional description:	Little vegetation, few defining features. Site refurbished since 2001 survey. Grounds maintained by local school children		
Integrity:			
Condition:	Good; Minor filling and grading needed to eliminate hazards		
Historic Significance			
Areas of Significance:	Community planning, settlement, local history/development; commemorative		
Persons of Significance:	Burials include Sedona Schnebly and her husband Theodore Carleton (T.C.) Schnebly, and their daughter Pearl Schnebly; and the following families: Brewer, Cook, Hedges, Parker, Pirtle, Purtyman, Smith, Thomas and Van Deren. See 2006 list of burials.		
Historic significance:	Only known pioneer cemetery in Sedona. Part of development related to West Sedona expansion; Cemetery was created on homesteaded land by Henry Cook in 1930.		
Additional comments:	It was first used as a burial site circa 1918 during the "Spanish" flu epidemic. These early gravesites are unmarked and little is known of the individuals that were buried there. In 1928, Henry Cook homesteaded 160 acres beneath Table Mountain, now known as Airport Mesa. The existing graves were located on his homesteaded land, and in1930, Cook fenced off the current site as a permanent cemetery. The cemetery has been in active use since that time and the burials were limited to those individuals related to the early residents of Sedona or their descendants.		
Survey History			
8/30/91	Rich Caragol -completed original form		
7/19/01	J. Trevillyan		
10/31/05	Ronald Maassen		
2/14/07	D. Lorenzo		
5/2014	Nancy Burgess		

Cook Cemetery
115 Airport Road
May 2014



Cook Cemetery
115 Airport Road
May 2014





Landmark Name:	**DaVoss-Hawley House**		
Address:	100 El Camino Grande	Landmark #:	14
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	February 7, 2007	APN:	408-11-090D
Date of Construction:	1940s	Recorded Landmark:	Parcel
Architect/ Builder:	Kenneth Da Voss	Zoning:	RS-12
Historic Use:	Residence	Parcel size:	1.047 acre
Present Use:	Residence	Owner:	Susan Linn Hawley
Significance to Community:	Kenneth DaVoss was an early Sedona real estate developer. The Roberts family and Hawley family were all mid-20th century contributors to Sedona development and the community. The home's architectural style and native rock construction are also significant.		

2014

Landmark Name:	**DaVoss-Hawley House**	Survey #:	267
Address:	100 El Camino Grande	Date of Construction:	1940s
Building Information			
Building Type:	Residence		
Style:	Vernacular		
Stories:	2		
Total floor area:	1637 main; 779 guest house, 1065 garage/laundry		
Foundation material:	Cement and rock		
Structural material(s):	Wood frame		
Exterior Wall Material:	random red rock veneer		
Applied Ornamentation:	"Tree trunk" columns integrated into exterior areas as decorative support between overhangs and ground level.		
Roof Type:	Gable		
Roof Material:	Composition; new roof on main house; new roof on guest house in '06.		
Eaves Treatment:	Exposed rafter; rafter tails with decorative piece.		
Windows:	Single pane casement and glassblock and assorted others.		
Entries:	Kitchen entry 2nd floor street side, main entrance back of house; wood garage doors with extraordinary counter-weight system		
Porches:	Runs along back side of house, rock deck on west side.		
Notable interior:	Large flagstone step-down fireplace in living room; glass block bay window in kitchen; 2nd story flagstone floors.		
Outbuildings	See survey # 267B. Guesthouse; greenhouse barn, 1 car garage		
Alterations:	Minimal apparent; addition of window overhang on west side of living room; Studio added (1950?) by Roberts.		
Integrity:	Good		
Condition:	Good		
Historic Significance			
Areas of Significance:	Community Planning, Economics		
Persons of significance:	Kenneth Da Voss, the Roberts family, and the Hawley family		
Historic significance:	Started bringing Sedona to the attention of retirees from other areas of USA.		
Architectural significance:	Good example of vernacular architecture, original pool set in red rock base.		
Streetscape contribution:			
Additional comments:			
Survey History:			
7/19/01	Burgess-Trevillyan		
2007	J. Trevillyan		
5/2014	Nancy Burgess. New paint on all buildings.		

Da Voss-Hawley House
100 El Camino Grande
May 2014

Landmark Name:	**Doodlebug Ranch**		
Address:	10 Ranch House Circle	Landmark #:	21
Designation:	City Landmark	County:	Coconino
Landmarked Date:	2009	APN:	401-44-046
Date of Construction:	1936	Recorded Landmark:	Parcel
Architect/ Builder:	Roe Smith	Zoning:	RS-10b
Historic Use:	Ranch	Parcel size:	0.915 acre
Present Use:	Residence	Owner:	Warren and Patricia Zeitlin
Significance to Community:	This land was homesteaded in the late 1800's by the Chavez family and then by Ira Owenby. The ranch house was built for Ralph and Dudy Thomas in the 1930's by Roe Smith and Al Nuanez with local river rock in a low, rambling ranch-style form. Tony and Marguerite Staude acquired the ranch in 1941. Marguerite commissioned the design and underwrote the building of the Chapel of the Holy Cross in Sedona in 1956.		

2009

Landmark Name:	**Doodlebug Ranch**	Survey #:	38
Address:	10 Ranch House Circle	Date of Construction:	1936
Building Information			
Building Type:	Residence		
Style:	Craftsman		
Stories:	2		
Total floor area:	approx. 3200 s.f. + approx 900 s.f. guest house		
Foundation material:	Concrete		
Structural material(s):	River cobbles		
Exterior Wall Material:	Rubble river rock and redwood siding on second story		
Applied Ornamentation:	One corner rock fireplace, two other rock fireplaces, weathervane on roof of guest house (mostly new)		
Roof:	Gable, low pitch; metal standing seam; Boxed eaves		
Windows:	29 casement wood hinged windows, open like leaf-out, large fixed-paned windows (mostly new) in altered sections.		
Entries:	One double door w/stained glass, four french glass doors (3 double, 1 single) (new); new front door.		
Porches:	Large veranda in front, seven square pillars on veranda		
Notable interior:	Native rock fireplaces with metates as shelves set into rock. Living room fireplace niche contains inscription in the cement, “Dudy---Aug. 3-36”, by Dudy Thomas.		
Outbuildings	Garage and guest house in rubble river rock with additions, converted from utility shed/garage between 1968-1976; also historically significant although new windows and doors. Between 2001-2003 guest house was remodeled into two separate suites with kitchens; added fireplace in larger unit.		
Alterations:	Second story bedroom and bathroom and outdoor patio added in 1986-87; kitchen remodeled adding dining room and laundry room in 1997 so that north west wing included new window and doors, roofs and fascias (sensitive)		
Integrity:	Facade and windows altered, partial second floor added; upstairs bedroom, balcony and staircase added between 1984-1994; new kitchen added to back of house with contemporary glass wall and high roofline, between 1994-2001.		
Condition:	Good		
Historic Significance			
Areas of Significance:	Economics, Agricultural, Arts/culture		
Persons of significance:	Home built for Ralph and Dudy Thomas by Roe Smith and Al Nunez; owned by Tony and Marguerite Staude, builder of Chapel of the Holy Cross.		
Historic significance:	Part of agricultural lands south along creek.		
Architectural significance:	Example of Craftsman style with modern alterations. River rock construction typical of earliest stone structures.		
Streetscape contribution:	Rural setting, though new houses on cul de sac.		
Additional comments:	Home has been altered over the years, maintains Craftsman style. On Oak Creek.		
Survey History			
8/15/91	K. Stupak		
2001	J. Trevillyan		
2007	J. Trevillyan		
5/2014	Nancy Burgess		

Landmark Name:	**Farley Homestead — House and Cabin**		
Address:	100 Schnebly Hill Road	Landmark #:	10
Designation:	City Landmark	County:	Coconino
Landmarked Date:	January 19, 2001	APN:	401-11-003L
Date of Construction:	Cabin 1925, House 1932	Recorded Landmark:	Parcel
Architect/ Builder:	Bill Steele	Zoning:	T-12
Historic Use:	House: Residence Cabin: Cabin, garage	Parcel size:	0.911 acre
Present Use:	Residence	Owner:	Larry Gunter
Significance to Community:	Portion of original 1908 homestead. Original house burned but a later house and cabin remain. The context provided by the site may be its most important historic feature.		

Cabin, 2010

House, 2010

Landmark Name:	**Farley Homestead — House and Cabin**	Survey #:	28, 29
Address:	100 Schnebly Hill Road	Construction Date:	Cabin 1925, House 1932
Building Information			
Building Type:	Residence		
Style:	Contemporary Folk		
Stories:	1		
Total floor area:	House: approx. 700+ sf; Cabin: approx.. 500 sf		
Foundation material:	Concrete		
Structural material(s):	Wood frame		
Exterior Wall Material:	Board and batten		
Applied Ornamentation:	House: Window shutters, deer weather vane, red rock fireplace (not original)		
Roof Type:	Gable with shed; House: Standing seam metal, shake on porch roof, Boxed eaves Cabin: Red corrugated metal (new), new boxed eaves		
Windows:	House: 1 casement stained glass, 5 double hung 1/1-one 3/1 beveled-2 small square panes on top. Cabin: DH-WD-SL-M-1/1, wood DH 1/1, aluminum sliding (not original)		
Entries:	House: Back door of etched glass, front stained glass on top Cabin: 3 diamond paned doors offset (not original)		
Porches:	House: Small veranda; Cabin: Shed roof porch		
Notable interior:	House: Wood floor and footed bathtub, (not confirmed, 2001, 2007)		
Outbuildings			
Alterations:	House: Added latticed arbor and re-sheathed fireplace Cabin: Roof redone, window replaced, additions, addition of a “bay” window		
Integrity:	House: Original site, alterations. Cabin: Facade altered, additions to rear; minor alterations planned for re-use		
Condition:	Good		
Historic Significance			
Areas of Significance:	Community Planning, Agricultural, Tourism, Transportation, Homesteading		
Persons of significance:	Joseph & Sarah Farley homesteaded 85 acres from 1902-1915; moved away and returned in 1924. Re-purchased property with son-in-law, Will Steele. Dr. Woodcock was from Pennsylvania and moved to Sedona in 1937. He never opened an office, but gave advice and did house-sitting.		
Historic significance:	Remnant of early homestead. Part of dev. of residences along Schnebly Hill Road		
Architectural significance:	Good example of Contemporary Folk Style		
Streetscape contribution:	Isolated structure off the main highway		
Survey History			
8/31/91	K. Stupak		
8/3/01	J. Trevillyan		
2/21/07	D. Lorenzo		
5/2014	Nancy Burgess House appears to have been painted since last survey.		

Landmark Name:	**Gassaway House**		
Address:	35 Gassaway Place	Landmark #:	6
Designation:	City Landmark	County:	Coconino
Landmarked Date:	March 1, 1999	APN:	401-82-010
Date of Construction:	ca. 1937	Recorded Landmark:	Parcel
Architect/ Builder:	Dr. Gassaway	Zoning:	PRD
Historic Use:	Residence	Parcel size:	0.349 acres
Present Use:	Vacant -2014	Owner:	RRC Sedona LLC
Significance to Community:	Remarkable example of vernacular red rock construction and architecture with Arts & Crafts and Art Deco influences.		

2013

Landmark Name:	**Gassaway House**	Survey #:	26
Address:	35 Gassaway Place	Construction Date:	ca. 1937
Building Information			
Building Type:	Residence		
Style:	Contemporary Folk		
Stories:	1		
Total floor area:	Approx. 3600 sf, includes open interior courtyard		
Foundation material:	Red rock/concrete		
Structural material(s):	Squared red rock random course, wood frame		
Exterior Wall Material:	Red sandstone, random course and roughly squared, horizontal wood siding on restored enclosed porch, decorative composition shingles in gable ends		
Applied Ornamentation:	Four tiles on railing at back door quoining (deteriorated from weather & removed)		
Roof Type:	Gable and hip roofs, Red composition shingle, Exposed rafters		
Windows:	Replaced with new replicas in metal clad, retained 'signature' glass block lintels in all but 2 locations.		
Entries:	Main entry reached by new covered entry with rock and concrete steps and landing—plus additional new entry to one lodging room		
Porches:	New covered front entry porch; 3 new patios		
Notable interior:	Large floor to ceiling brick fireplace with Native American motif tiles replicating a rug set into floor in front of fireplace		
Outbuildings	One shed/garage made of rubble red sandstone, poor condition; re-development plan includes renovation into a lodging unit		
Alterations:			
Integrity:	Original site, altered under City issued Certificate of Appropriateness		
Condition:	Good		
Historic Significance			
Areas of Significance:	Community Planning, Economics, Architecture		
Persons of significance:	Owner Dr. Gassaway, prominent druggist (started Gassaway Drugs)		
Historic significance:			
Architectural significance:	Good example of Contemporary Folk Style		
Streetscape contribution:	Part of residential development along Schnebly Hill Drive. Can be seen from most of Uptown Sedona		
Additional comments:	Now part of a subdivision.		
Survey History			
8/31/99	Esther Miller		
7/19/01	J. Trevillyan		
6/10/07	J. Trevillyan		
5/2014	Nancy Burgess See 2014 Update Form.		

Gassaway House
35 Gassaway Place
May 2014

Gassaway House
35 Gassaway Place
May 2014

PROPERTY INFORMATION

Address:	50 Schnebly Hill Road	Survey Site #:	HPS-26
Historic Name:	Gassaway House	Landmark #:	6

HISTORIC SIGNIFICANCE *(note any additional information concerning the property's significance since initial survey)*

This large home is significant in the economic development of Sedona as the builder started Gassaway Drugs; community planning and architecture. This Contemporary Folk Style/Arts and Crafts house was built by Dr. Frank Gassaway (druggist) in 1937 on a prominent hill adjacent to Schnebly Hill Road with 360º views. Constructed of local stone gathered on the property, with 18" thick walls, the house has a combination of poured concrete and wood floors. A large stone fireplace is a feature of the sunken living room which also includes a tile inset in the concrete floor which is designed to replicate a The house was intended to stand the test of time, which it has. The building is built around an interior courtyard which is entirely enclosed by the building and is accessible by French doors. According the City of Sedona documentation, Gassawy hired local Indians and Italian stonemasons to build the house, which took a substantial amount of time due to the lack of easy access to materials.

CONDITION *(Describe the current structural condition of the property)*

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

Comments:

INTEGRITY *(Describe any modifications/alterations to the property not previously noted on the original survey)*

In 2000, permits were issued to convert this property to guest lodging. Substantial work was done at that time. The completion of this work was abandoned when the owner abandoned the property. This work has been detailed in City of Sedona records. As of 2014, the property is under new ownership and the plan is subdivide the property and construct several new houses. Since the change in ownership, the roof has been replaced on the house and the garage A second-story addition to the garage was constructed as a part of the 2000 remodel but was never completed. All work has been completed with the approval of the City of Sedona Historic Preservation Commission.

PRIOR PROPERTY STATUS

X	City Historic Landmark		National Register

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

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

If status has changed, state reason:

FORM COMPLETED BY:

Name:	Nancy Burgess, Preservation Consulting	Date:	May 28, 2014

Landmark Name:	**Hart Store**		
Address:	100 Brewer Road	Landmark #:	11
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	May 6, 2002	APN:	401-18-062
National Register Date:	2007		
Date of Construction:	1926	Recorded Landmark:	Building and surrounding yard
Architect/ Builder:	Ed Black	Zoning:	C-1
Historic Use:	Store	Parcel size:	0.242 acre
Present Use:	Store	Owner:	Annemarie Hunter
Significance to Community:	Sedona's first store in the original commercial district of the town.		

2010

Landmark Name:	**Hart Store**	Survey #:	32
Address:	100 Brewer Road	Date of Construction:	1926
Building Information			
Building Type:	Commercial		
Style:	Minimal traditional		
Stories:	1		
Total floor area:	(l) 50' (w) 20'		
Foundation material:	Concrete		
Structural material(s):	Wood frame		
Exterior Wall Material:	Comp shingle, stucco		
Applied Ornamentation:	Window awnings, water wheel on southeast side of property, old signs on front facade.		
Roof:	Low gable w/shed at addition, corrugated metal		
Windows:	Wd-DH-6/6 w/hinged screens on exterior		
Entries:	Center at original; wood panel w/screen door		
Porches:	Entry porch at side entrance of addition		
Notable interior:			
Outbuildings	Shed-corrugated metal roof/wood frame structure, water wheel		
Alterations:	Porte cochere over gasoline bay removed over 50 years ago. Porches enclosed over 50 years ago. Work authorized per City-issued Certificate of Appropriateness.		
Integrity:			
Condition:			
Historic Significance			
Areas of Significance:	Commerce, Tourism, Transportation		
Persons of significance:	L.E. 'Dad' and Delia Hart		
Historic significance:	First store in Sedona, part of original commercial center of Sedona		
Architectural significance:	Good example of minimal traditional style		
Streetscape contribution:			
Additional comments:	See the nomination packet for the National Register of Historic Places for more detailed information.		
Survey History			
June 25, 1991	L. Scheerer		
Aug. 3, 2001	J. Trevillyan		
Feb. 21, 2007	D. Lorenzo		
5/2014	Nancy Burgess New paint and repairs from last flood.		

Landmark Name:	**Jordan Ranch – Walter & Ruth Jordan House**		
Address:	735 Jordan Road	Landmark #:	1
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	June 15, 1998	APN:	401-03-001F
National Register Date:	2003		
Date of Construction:	1931, 1937, 1947	Recorded Landmark:	Structure
Architect/ Builder:	Walter and Ruth Jordan	Zoning:	CF
Historic Use:	Residence	Parcel size:	3.598 acres
Present Use:	Museum	Owner:	City of Sedona
Significance to Community:	Early farm and orchard development in Sedona. Contributed to local commerce and community reputation as one of state's best fruit producing areas. Built in three phases, 1931, 1937 & 1947. Good example of vernacular red rock construction.		

2010

Landmark Name:	**Jordan Ranch – House**	Survey #:	55
Address:	735 Jordan Road	Date of Construction:	1931, 1937, 1947
Building Information			
Building Type:	Residence		
Style:	Ranch/Vernacular		
Stories:	1		
Total floor area:	3,000 sq ft		
Foundation material:	Concrete		
Structural material(s):	Wood frame-15.30' original 1931 board & batten, later rock veneered exterior 1948		
Exterior Wall Material:	Red stone veneer roughly squared, wood at gable ends		
Applied Ornamentation:	Quoining		
Roof:	Low pitch cross gable, asphalt shingle, exposed rafters		
Windows:	Multi-paned fixed and double hung 6/6		
Entries:	Off center, recessed		
Porches:	Screened veranda west side entry; open veranda east side		
Notable interior:	All wood (pine) walls, custom built millwork (on site), unique cabinetry and rock fireplace.		
Outbuildings	Packing house, tractor shed, public restroom for park, small wood storage building (2006), relocated telegraph office.		
Alterations:	New asphalt shingle roofing/T&G siding at gable end and plain fascia added. Three aluminum screens and several aluminum frame glass "storm" panels on east and north exterior detract from original wood window and screens.		
Integrity:	Sheathing of red rock over 50 years old. Good to excellent, no alterations since 1991 survey		
Condition:	Good.		
Historic Significance			
Areas of Significance:	Commerce, Agricultural, Arts/culture		
Persons of significance:	Site was homesteaded ca. 1919 by J. F. Thompson. Will Jordan purchased and later turned over to son Walter.		
Historic significance:	Best preserved farm settlement in Sedona. Original cabin, 1931 (60 years) of orchard development. Innovative irrigation system developed by Jordans. Includes last 3.7 acres of 160 acre irrigated commercial orchard farm.		
Architectural significance:	Good example of vernacular ranch style; Sedona red rock.		
Streetscape contribution:	Focal point of family farm operations beginning in 1931		
Additional comments:	See the nomination packet for the National Register of Historic Places for more detailed information.		
Survey History			
June 7, 1991	Patricia L. Bliss		
July 16, 2001	J. Trevillyan		
2007	J. Trevillyan		
5/2014	Nancy Burgess Telegraph office building added to site as of last survey.		

Jordan Ranch -House
735 Jordan Road
May 2014

Telegraph Office

Landmark Name:	**Jordan Ranch - Packing Shed**		
Address:	735 Jordan Road	Landmark #:	1
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	June 15, 1998	APN:	401-03-001F
National Register Date:	2003		
Date of Construction:	1946	Recorded Landmark:	Structure
Architect/ Builder:	Walter and Ruth Jordan	Zoning:	CF
Historic Use:	Residence	Parcel size:	3.598 acres
Present Use:	Museum	Owner:	City of Sedona
Significance to Community:	Originally homesteaded by Sedona's earliest white family. Early farm and orchard development in Sedona area. Contributed to local commerce and community reputation as one of state's best fruit producing areas. Good example of vernacular red rock construction.		

2010

Landmark Name:	**Jordan Ranch – Packing Shed**	Survey #:	56
Address:	735 Jordan Road	Date of Construction:	1946
Building Information			
Building Type:	Agricultural/commercial		
Style:	Folk		
Stories:	1		
Total floor area:	4800 sf		
Foundation material:	Concrete		
Structural material(s):	Concrete walls with rock veneer, wood truss roof structure, wood siding		
Exterior Wall Material:	Random roughly squared red sandstone, stucco gable ends		
Applied Ornamentation:	Quoining		
Roof:	Gabled with shed extension, green composition shingles new since last survey, exposed rafters		
Windows:	Double hung-1/1-wood		
Entries:	Three sliding wood barn doors (north, south, east), and a single door on west, double door to addition.		
Porches:	None		
Notable interior:	Cold storage room was rigged with compressor refrigerator, field fabricated trusses.		
Outbuildings	Home, tractor shed, public restroom for park, small wood storage building, relocated telegraph office.		
Alterations:	Sympathetic addition of storage room w/horizontal wood siding, circa 1999/2000 and replacement of a single back door. Alterations per "Certificate of Appropriateness #1"; shingles replaced 2006.		
Integrity:	Good, addition on west side		
Condition:	Good		
Historic Significance			
Areas of Significance:	Commerce, Agricultural, Arts/culture		
Persons of significance:	Site was homesteaded ca. 1919 by J. F. Thompson. Will Jordan purchased and later turned over to son Walter.		
Historic significance:	Includes last 3.7 acres of 160 acre irrigated commercial orchard farm. Part of agricultural development of Sedona, best preserved farmstead. Built for expanding orchard commercial operations by Walter Jordan.		
Architectural significance:	Example of Folk style; good example of local use of native sandstone.		
Streetscape contribution:	Landmark building of postwar Sedona		
Additional comments:	See the nomination packet for the National Register of Historic Places for more detailed information.		
Survey History			
June 7, 1991	Patricia L. Bliss		
July 16, 2001	J. Trevillyan		
2007	J. Trevillyan		
5/2014	Nancy Burgess		

Landmark Name:	**Jordan Ranch - Tractor Shed**		
Address:	735 Jordan Road	Landmark #:	1
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	June 15, 1998	APN:	401-03-001F
National Register Date:	2003		
Date of Construction:	1929	Recorded Landmark:	Structure
Architect/ Builder:	Walter and Ruth Jordan	Zoning:	CF
Historic Use:	Residence	Parcel size:	3.598 acres
Present Use:	Museum	Owner:	City of Sedona
Significance to Community:	Early farm and orchard development in Sedona area. Contributed to local commerce and community reputation as one of state's best fruit producing areas. Representative of vernacular agricultural outbuildings of its era.		

2010

Landmark Name:	**Jordan Ranch – Tractor Shed**	Survey #:	57
Address:	735 Jordan Road	Date of Construction:	1929
Building Information			
Building Type:	Agricultural outbuilding		
Style:			
Stories:	1		
Total floor area:	Approx. 800 s.f.		
Foundation material:	None		
Structural material(s):	Log structure with lumber rafters		
Exterior Wall Material:	1x12 pine vertical plank		
Applied Ornamentation:			
Roof:	Gable low pitch, Corrugated metal, Exposed rafters		
Windows:	None		
Entries:	Three sets double-swinging barn doors		
Porches:	None		
Notable interior:	Log post and beam construction		
Outbuildings	House, packing shed, public restroom for park, small wood storage building, relocated telegraph office.		
Alterations:	When stabilized and damaged or missing wood siding replaced, northernmost door was opened and rebuilt to original taller height.		
Integrity:	Good		
Condition:	Good		
Historic Significance			
Areas of Significance:	Commerce, Agricultural, Arts/culture		
Persons of significance:	Site was homesteaded ca. 1919 by J. F. Thompson. Will Jordan purchased and later turned over to son Walter.		
Historic significance:	Part of agricultural development of Sedona, best preserved farmstead. Built for expanding orchard commercial operations by Walter Jordan. Includes last 3.7 acres of 160 acre irrigated commercial orchard farm.		
Architectural significance:			
Streetscape contribution:			
Additional comments:	See the nomination packet for the National Register of Historic Places for more detailed information.		
Survey History			
June 7, 1991	Patricia L. Bliss		
July 16, 2001	J. Trevillyan		
2007	J. Trevillyan		
5/2014	Nancy Burgess		

Landmark Name:	**George Jordan – Sales Building**		
Address:	470 N. State Route 89A	Landmark #:	5
Designation:	City Landmark	County:	Coconino
Landmarked Date:	March 1, 1999	APN:	401-13-019
Date of Construction:	1939	Recorded Landmark:	Building
Architect/ Builder:	George Jordan	Zoning:	C-1
Historic Use:	Retail fruit sales and cold storage	Parcel size:	0.173 acre
Present Use:	Retail	Owner:	JCH Investments
Significance to Community:	Part of farm, ranch and orchard development in Sedona. Contributed to local commerce and community reputation as one of state's best fruit producing areas and tourism area. Best remaining example of red sandstone commercial building of the 1930s.		

2013

Landmark Name:	**George Jordan – Sales Building**	Survey #:	47
Address:	470 N. State Route 89A	Date of Construction:	1939
Building Information			
Building Type:	Commercial		
Style:	Commercial, Vernacular		
Stories:	1 + basement		
Total floor area:	approx. 1200 s.f.		
Foundation material:	Concrete		
Structural material(s):	Red rock/concrete walls; posts and beams		
Exterior Wall Material:	Random rubble, red sandstone		
Applied Ornamentation:	none		
Roof:	Flat with parapet		
Windows:	Double hung, wood 6/6, wood fixed, 18 pane. Metal bars installed over windows.		
Entries:	Two at upper grade, two at basement grade		
Porches:	Shed roof front porch supported by rough-cut posts (replaced since 1991 survey)		
Notable interior:			
Outbuildings			
Alterations:	Addition added restroom to north, new wood doors and windows at entrance. Aluminum awning over front entrance is replaced with a wood veranda. This was evidently done before it was designated but after the 1991 survey.		
Integrity:	Bathroom addition, concrete block, front windows altered; front porch added or modified		
Condition:	Good. Masonry work/repairs needed.		
Historic Significance			
Areas of Significance:	Commerce, Tourism, Arts/culture		
Persons of significance:	Built by George Jordan as retail outlet for fruit produced and marketed in co-op with local orchard farmers		
Historic significance:	Part of agriculture-related development in north Sedona		
Architectural significance:	Sedona red rock; good example of local use of sandstone.		
Streetscape contribution:	Roadside landmark of early (1940-50s) Sedona		
Additional comments:			
Survey History			
June 2, 1991	Pat Bliss		
July 19, 2001	J. Trevillyan		
February 21, 2007	D. Lorenzo		
5/2014	Nancy Burgess		

George Jordan - Sales Building
479 N SR 89A
May 2014

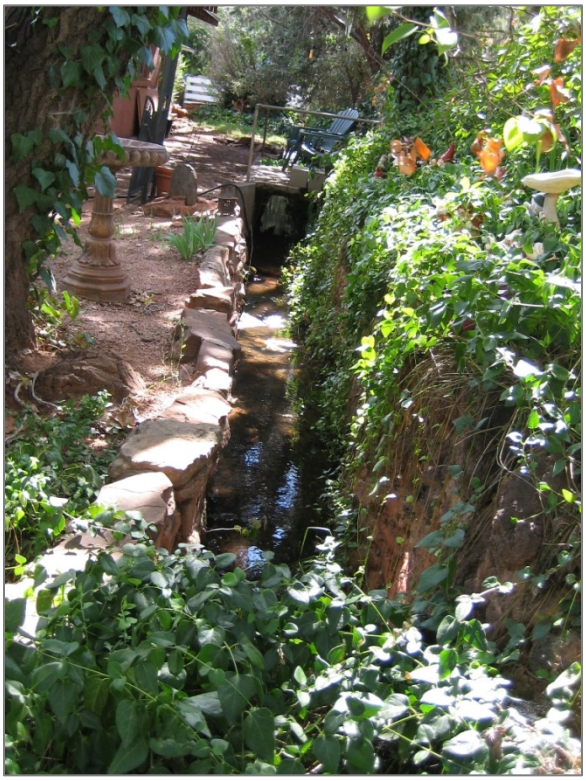
Landmark Name:	**Madole House – Pony Soldier**		
Address:	130 Pony Soldier Rd.	Landmark #:	17
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	June 18, 2007	APN:	408-05-118
Date of Construction:	1962	Recorded Landmark:	Property
Architect/ Builder:	Howard Madole	Zoning:	RS-10a
Historic Use:	Model home for Sedona West Subdivision	Parcel size:	0.218 acre
Present Use:	Residence	Owner:	Jill Sands
Significance to Community:	Howard Madole arrived in Sedona in the 1940s and is considered Sedona's first architect. After working with Frank Lloyd Wright at Taliesin West to build the Usonian home, he developed his own modern architectural style. This home is an excellent example of Madole's style.		
	2008		

Landmark Name:	**Madole House – Pony Soldier**	Survey #:	274
Address:	130 Pony Soldier Rd.	Date of Construction:	1962
Building Information			
Building Type:	Residence		
Style:			
Stories:	1		
Total floor area:	1630 sq. ft.		
Foundation material:	Slab concrete		
Structural material(s):	wood frame and stone (river rock), and cinder block.		
Exterior Wall Material:	wooden siding, stone cinder block		
Applied Ornamentation:			
Roof:	2x4 structure, Cedar shakes, Overhang—extensive with large laminate beams		
Windows:	Wooden frame and aluminum frame. Four aluminum frame sliding glass doors in both bedrooms and living room/dining room.		
Entries:	Main entry large wooden door—2 side lights, wooden frame. All other entries aluminum sliding doors.		
Porches:	Flagstone patio wrap-around, covered by 2 x 4 roof with extended beams.		
Notable interior:	Interior is well preserved, all Madole characteristics maintained. Of note: ceiling, fireplace, stone walls. No 90' angles in structure in main portion of home. All electric home.		
Outbuildings			
Alterations:	Visible rooftop air conditioner.		
Integrity:	Excellent		
Condition:	Excellent		
Historic Significance			
Areas of Significance:	Community Planning, Economics		
Persons of significance:	Designed by Sedona's first architect, Howard Madole. Built in 1962 as one of the first homes in the Sedona West subdivision developed by Jim and Edith Geary.		
Historic significance:	Madole house, model home for "Sedona West" subdivision, one of Sedona's first developments.		
Architectural significance:	Designed and built by Howard Madole, mid-20th century Sedona architect and the first in town to use modern design and building materials. 2 x 4 ceiling stone fireplace, laminated beams that extend beyond roof structure. Howard Madole has visited this home and considers it one of his important Sedona homes.		
Streetscape contribution:			
Additional comments:			
Survey History			
December 29, 2006	Brynn B. Unger		
5/2014	Nancy Burgess New roof and paint (same colors).		

Landmark Name:	**Nininger House**		
Address:	39 Meteor Drive	Landmark #:	20
Designation:	City Landmark	County:	Coconino
Landmarked Date:	2009	APN:	401-22-010D
Date of Construction:	1959-60	Recorded Landmark:	Property
Architect/ Builder:	Howard Madole	Zoning:	RS-10b
Historic Use:	Residence	Parcel size:	1.43 acres
Present Use:	Residence	Owner:	Doris Banks
Significance to Community:	Designed and built by Howard Madole, mid-20th century Sedona architect and the first in town to use modern design and building materials. Dr. Harvey H. Nininger, considered the father of the science of meteorites.		
	2005		

Landmark Name:	**Nininger House**	Survey #:	269
Address:	39 Meteor Drive	Date of Construction:	1959-60
Building Information			
Building Type:			
Style:			
Stories:	1		
Total floor area:	Approximately 1250 sq. ft. house; attached 200 sq. ft. shop; 250 sq. ft. partially enclosed porch		
Foundation material:	Poured concrete		
Structural material(s):	Concrete block, wood frame, Madole's signature roof design of exposed wood 2x4's laminated in vertical positions for a continuous plane		
Exterior Wall Material:	Custom board and wide batten siding		
Applied Ornamentation:			
Roof:	Minimal pitch and flat, gravel, eaves extended exposed laminated structural beams		
Windows:	Natural aluminum fixed and sliding		
Entries:	Raised panel wood door (not original) flanked by fixed glass sidelights		
Porches:	Breezeway patio under main roof; between house and workshop is an open air living area with large aluminum sliding door and fired panel wall on north; concrete floor painted in large red sandstone shapes; outside porch on north side of house, uncovered, natural red rock wall		
Notable interior:	Natural stacked rock fireplace, 2x4 on side solid wood ceilings in and out		
Outbuildings	Approximately 500 sq. ft, 4' high storage shed wrapped on three sides with rock		
Alterations:	Old furnace room slightly expanded-siding replicated. Front door replaced. New furnace on roof although not visible from street.		
Integrity:	Excellent		
Condition:	Excellent		
Historic Significance			
Areas of Significance:	Community Planning, Economics		
Persons of significance:	Dr. Harvey H. Nininger, father of science of meteorites		
Historic significance:	Study of meteorites		
Architectural significance:	Designed and built by Howard Madole, mid-20th century Sedona architect and the first in town to use modern design and building materials. Home has signature Madole features of 2x4 wood ceiling/roof structure, laminated wood beams that support roof and large cantilevered roof extensions, local stone fireplace with picture windows that "die" into fireplace and planter penetrated walls, visible both in and out.		
Streetscape contribution:			
Additional comments:			
Survey History			
2007	Linda Yee		
5/2014	Nancy Burgess No apparent changes however obscured by foliage, etc.		

Landmark Name:	**Owenby Ditch**		
Address:	Multiple-see following page	Landmark #:	16
Designation:	City Landmark	County:	Coconino
Landmarked Date:	June 18, 2007	APN:	Multiple
Date of Construction:	c. 1880s to early 1900s	Recorded Landmark:	Ditch (10' each side of centerline)
Architect/ Builder:	Frank & Nancy Owenby and others over time	Zoning:	RS-10b
Historic Use:	Irrigation ditch	Parcel size:	n/a
Present Use:	Irrigation ditch	Owner:	multiple
Significance to Community:	Frank and Nancy Owenby were the first people to 'prove-up' on a homestead in Sedona. They built this irrigation ditch across their property. The importance of ditches to early farming and orchards is a significant local historical element. The ditch is still active.		



2007

Landmark Name:	**Owenby Ditch**	Survey #:	277
	Address	Landmark Number	Parcel #
	70 New Castle Lane	16i	401-21-020
	91 New Castle Lane	16a	401-21-018W
	91 New Castle Lane (no structure)	16b	401-21-018N
	55 Abbott Road	16g	401-20-016A
	95 Abbott Road	16f	401-20-020
	105 Portal Lane	16d	401-18-018J
	95 Portal Lane	16c	401-18-010J
	85 Prochnow Road	16e	401-20-007
	11 New Castle Lane	16h	401-20-026M

Building Information	
Building Type:	Irrigation ditch
Integrity:	Good
Condition:	Good
Historic Significance	
Areas of Significance:	Agricultural, Settlement
Persons of significance:	The Owenbys hold a historic place in Sedona history. They were farmers, orchardists and cattle ranchers – all significant historical Sedona/Oak Creek Canyon contexts
Historic significance:	Frank and Nancy Owenby, the Schnebly family, the Black family The Owenbys were the first to patent a homestead in what would become Sedona.
Streetscape contribution:	
Additional comments:	
Survey History	
June 1, 2007	J. Trevillyan
5/2014	Nancy Burgess Could not locate portion 16d.

Owenby Ditch
May 2014

70 Newcastle

91 Newcastle

Landmark Name:	**Dorothy Philips House**		
Address:	400 Color Cove Road	Landmark #:	24
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	2012	APN:	408-02-097H
Date of Construction:	1955	Recorded Landmark:	Property
Architect/ Builder:	Weaver and Drover	Zoning:	RS-70
Historic Use:	Residence	Parcel size:	3.167 ac
Present Use:	Residence	Owner:	Peter and Dellann Heisinger
Significance to Community:	This home was built in the mid 1950's when there were approximately 500 people living in the Sedona area, development was scattered, and there were just a few subdivisions. This period of settlement in the late 1940's to mid- 1950's was unique due to the filming of western movies in and around Sedona, cattle ranching, and the character of the individuals who were drawn to the area.		

2007

Landmark Name:	**Dorothy Philips House**	Survey #:	280
Address:	400 Color Cove Road	Date of Construction:	1955
Building Information			
Building Type:	Residence		
Style:	Ranch style contemporary		
Stories:	1		
Total floor area:	2240 sq ft		
Foundation material:	Stone/concrete		
Exterior Wall Material:	Red "L.A. Brick", 10" thick walls		
Applied Ornamentation:	None		
Roof:	Shed, new metal (original shingles, gravel, later covered with foam), soffits – cedar		
Windows:	Wood fixed pane, some aluminum sliding windows		
Entries:	3		
Porches:	Large breezeway connecting main house to guest cottage; cement planters		
Notable interior:	Unusual exposed laminated wood beams, same color as original; indirect light into living room through clerestory windows; interior light fixtures, radiant floor heat.		
Outbuildings	900 sf casita (1973), all original, built in kitchen unit, pink bath; 500 sf former trophy room		
Alterations:	Garage enlarged?		
Integrity:	There has been one separate addition to the property after the original home was built. According to a "Rural Field Worksheet" in the Yavapai County records, a "Trophy room and Office" measuring 20 x 24 ft. was constructed in 1980 and added to the Az. Department of Revenue rolls. Since this is a separate structure and located away from the main house, it is not seen as significant enough to compromise integrity. In addition, the barbeque has been removed from the wall in the breezeway.		
Condition:	Excellent		
Historic Significance			
Areas of Significance:	Community Planning, Arts/culture		
Persons of significance:	Built by Phillips 66 Petroleum Heiress		
Historic significance:	This house was built in the mid-50's when there were only 500+/- residents and a few platted subdivisions. Artists, retirees, eclectic new residents settled into Sedona in the late 1940's-early 1950's.		
Architectural significance:			
Streetscape contribution:			
Additional comments:	Property owner has original blueprints dated 7/24/54 by Weaver and Drover Architects.		
Survey History			
June 2007	J. Trevillyan, Bud Simpson		
11/14/11	Jane Grams		
5/2014	Nancy Burgess		

Landmark Name:	**Pump House**		
Address:	251 SR 179	Landmark #:	9
Designation:	City Landmark	County:	Coconino
Landmarked Date:	April 19, 1999	APN:	401-68-999
Date of Construction:	1935	Recorded Landmark:	
Architect/ Builder:	Civilian Conservation Corps	Zoning:	C-1
Historic Use:	Pump house	Parcel size:	1.077 acre
Present Use:	Unused	Owner:	
Significance to Community:	Constructed by the Civilian Conservation Corps to serve the Forest Service Ranger Station, Hart ranch, school and others. One of the best-preserved examples of cobblestone Bungalow design.		

2008

Landmark Name:	**Pump House**	Survey #:	231
Address:	251 SR 179	Date of Construction:	1935
Building Information			
Building Type:	Utilitarian		
Style:	Arts & Crafts Bungalow		
Stories:	1		
Total floor area:	Approx. 450 sf		
Foundation material:	Concrete		
Structural material(s):	Stone		
Exterior Wall Material:	Cobblestone		
Applied Ornamentation:	Braces at eaves		
Roof:	Medium pitch gable, wood shingles, exposed rafters		
Windows:	Wood, 6 lite		
Entries:	Central		
Porches:	None		
Notable interior:			
Outbuildings	n/a		
Alterations:	Screens on windows		
Integrity:	Unaltered. Excellent, no alterations since 1991 survey		
Condition:	Fair. Deteriorating. Roof is failing leaving interior visibly exposed. Wood shakes missing; 1/3 of roof ridge cap missing. Exposed gable supports deteriorating. The rest of the structure is good.		
Historic Significance			
Areas of Significance:	Governmental, Agricultural, Arts/culture		
Persons of significance:			
Historic significance:	U. S. Forest Service & L.E. “Dad” Hart family. Adjacent to creek as water source		
Architectural significance:	Typical Bungalow-influenced utility building; excellent example of local use of cobblestone.		
Streetscape contribution:	Remnant of historical area now intruded upon by commercial development		
Additional comments:			
Survey History			
April, 1992	Graham		
July 16, 2001	J. Trevillyan		
November 2007	D. Lorenzo		
5/2014	Nancy Burgess Doors need maintenance.		

Pumphouse, USFS
251 SR 179
May 2014

Landmark Name:	**Pushmataha Building**		
Address:	360 Brewer Road	Landmark #:	15
Designation:	City Landmark	County:	Coconino
Landmarked Date:	June 18, 2007	APN:	401-20-028A
Date of Construction:	1957 or 1960?	Recorded Landmark:	Property
Architect/ Builder:		Zoning:	RS-10b
Historic Use:	Retail & home	Parcel size:	1.32 acres
Present Use:	Office	Owner:	Keep Sedona Beautiful
Significance to Community:	Part of Sedona's commercial/retail development history. 'Old West' architectural style and longtime affiliation with Keep Sedona Beautiful organization are also significant.		

2014

Landmark Name:	**Pushmataha Building**	Survey #:	256
Address:	360 Brewer Road	Date of Construction:	1957 or 1960
Building Information			
Building Type:	Commercial		
Style:	Western false front/commercial		
Stories:	1		
Total floor area:	approx. 2,000 sq. ft.		
Foundation material:	CMU		
Structural material(s):	Wood frame		
Exterior Wall Material:	Wood board & batten		
Applied Ornamentation:			
Roof:	Low pitch end gable w/parapet wall on ends, false front, composition, at rear exposed rafter or none (parapet)		
Windows:	Wood frame windows at rear left; rear rt. is glass door with flanking 5' x 1' side lites; 1 single pane picture window; front of bldg. on either side of door – 20 pane picture windows; 4 pane casements w/4 pane fixed; awning style casements in wood frame; some fixed pane		
Entries:	3 entries; on so. Side is solid wood; on front, double door of wormwood, on rear is aluminum store door. Old padlock hangs by door handle – 2 red kerosene barn lanterns on each side of door		
Porches:	Rear has new deck, enclosed porch; front porch is shed roof veranda of wood w/4 posts		
Notable interior:	Front ½ open meeting room; rear ½ office		
Outbuildings	Mule barn at south part of property—now storage shed, board and batten w/old screened window openings enclosed		
Alterations:	Upgraded to proper a/c, wiring & offices of KSB – new deck and enclosed porch at rear		
Integrity:	Good		
Condition:	Good		
Historic Significance			
Areas of Significance:	Tourism, Transportation		
Persons of significance:	Harold and Christine Strohm, Museum galleries & now KSB; Originally "Museum Etc." plus home; meeting hall for various clubs in Sedona.		
Historic significance:	Art & culture - museum		
Architectural significance:	Typical mid-20th century 'Western style" false front commercial building		
Streetscape contribution:			
Additional comments:			
Survey History			
June 4, 2001	K. Stupak, N.Burgess		
May 9, 2007	D. Lorenzo		
5/2014	Nancy Burgess		

Landmark Name:	**Ranger Station - House**		
Address:	250 Brewer Road	Landmark #:	7
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	April 19, 1999	APN:	401-38-013D
National Register Date:	2008		
Date of Construction:	1917	Recorded Landmark:	
Architect/ Builder:	Jess Bushell, Ranger	Zoning:	CF
Historic Use:	Residence	Parcel size:	3.356 acres
Present Use:	Vacant	Owner:	City of Sedona
Significance to Community:	Constructed by Ranger Jesse Bushnell and his neighbors in a style and of materials representative of the era and government standards. Oldest surviving structure within the City limits.		

2014

Landmark Name:	**Ranger Station - House**	Survey #:	35
Address:	250 Brewer Road	Date of Construction:	1917
Building Information			
Building Type:	Residence		
Style:	National Folk		
Stories:	1		
Total floor area:	approx. 1200 s.f.		
Foundation material:	Coarse stone & concrete		
Structural material(s):	Wood frame		
Exterior Wall Material:	Clapboard siding		
Applied Ornamentation:	None		
Roof:	Mixed hip and high gable, Composition shingle, Closed eave		
Windows:	DH-WW-4/4; Wd. fixed, 4 pane, 6 pane		
Entries:	Recessed entry thru open screen porch on south		
Porches:	Screen porch w/shed roof		
Notable interior:	Possible original light fixtures and white glass globes still being used.		
Outbuildings	Barn		
Alterations:	2 porches added, possible bedroom addition; new asphalt shingle roof not as sympathetic to original material, its pattern and scale, as desired. Evidently re-roofed after 1991 survey but before designated.		
Integrity:	Original site, old addition		
Condition:	Good		
Historic Significance			
Areas of Significance:	Governmental		
Persons of significance:	Housed Forest Service personnel.		
Historic significance:	Related to town-center development		
Architectural significance:	Good example of National Folk.		
Streetscape contribution:	Part of the ranger station complex		
Additional comments:	One of earliest remaining intact structures in Sedona. See the nomination packet for the National Register of Historic Places for more detailed information.		
Survey History			
June 25, 1991	L. Scheerer		
July 19, 2001	J. Trevillyan		
Feb. 21, 2007	D. Lorenzo		
5/2014	Nancy Burgess		

Landmark Name:	**Ranger Station - Barn**		
Address:	250 Brewer Road	Landmark #:	8
Designation:	City Landmark and National Register	County:	Coconino
Landmarked Date:	April 19, 1999	APN:	401-38-013D
National Register Date:	2008		
Date of Construction:	1934	Recorded Landmark:	
Architect/ Builder:	Civilian Conservation Corps	Zoning:	RS-18b
Historic Use:	Barn	Parcel size:	3.356 acres
Present Use:	Vacant	Owner:	City of Sedona
Significance to Community:	Constructed by the Civilian Conservation Corps in a style and of materials representative of the era and government standards. Originally housed Forest Service livestock, feed and tackle.		

2013

Landmark Name:	**Ranger Station - Barn**	Survey #:	34
Address:	250 Brewer Road	Date of Construction:	1934
Building Information			
Building Type:	Public building, barn		
Style:	National Folk		
Stories:	1		
Total floor area:	(l) 80” (w) 25”		
Foundation material:	Concrete		
Structural material(s):	Wood frame		
Exterior Wall Material:	Clapboard siding		
Applied Ornamentation:			
Roof:	Medium gable (2 sections), asphalt shingle, exposed rafters		
Windows:	Fixed wood-6 light; wood casement-6 light, series of double swinging barn doors.		
Entries:	Central on west end, off center on east end		
Porches:	None		
Notable interior:	Hay loft at east upper 1/2		
Outbuildings	Ranger house		
Alterations:	No major changes. New asphalt shingle roof not as sympathetic to original material; its pattern and scale, as desired. Evidently re-roofed after 1991 survey but before designated.		
Integrity:	Unaltered; Excellent, one small window missing on south side.		
Condition:	Good, Painted by USFS before vacated. Original doors and windows have damage and need repair.		
Historic Significance			
Areas of Significance:	Governmental		
Persons of significance:			
Historic significance:	Related to early town-center development. Housed USFS livestock, tack and equipment.		
Architectural significance:	Good example of National Folk. Built from federal government-issued 're-usable' drawings.		
Streetscape contribution:	Part of the ranger station complex		
Additional comments:	One of earliest remaining intact structures in Sedona. See the nomination packet for the National Register of Historic Places for more detailed information.		
Survey History			
June 25, 1991	L. Scheerer		
July 19, 2001	J. Trevillyan		
Feb. 21, 2007	D. Lorenzo		
5/2014	Nancy Burgess Condition of barn is deteriorating.		

Landmark Name:	**Saddlerock Ranch**		
Address:	255 Rockridge Drive	Landmark #:	4
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	April 17, 1998	APN:	408-26-076
Date of Construction:	ca. 1950	Recorded Landmark:	
Architect/ Builder:	Elmer Purtymun & Gene Leonard	Zoning:	RS-12
Historic Use:	Residence	Parcel size:	1.30 acres
Present Use:	Inn	Owner:	Arna Vodenos
Significance to Community:	Movie stars and directors stayed at Ellinger's Saddlerock Ranch during the filming of many 1940s and 1950s Westerns. Ellinger leased horses to film crews. Unique contemporary example of vernacular ranch style red rock structure using large expanses of glass.		

2014

Landmark Name:	**Saddlerock Ranch**	Survey #:	151
Address:	255 Rockridge Drive	Date of Construction:	ca. 1950
Building Information			
Building Type:	Residence		
Style:	Contemporary Folk		
Stories:	1		
Total floor area:	Approx. 2000+ s.f.		
Foundation material:	Concrete		
Structural material(s):	Frame		
Exterior Wall Material:	Stone		
Applied Ornamentation:	Quoins		
Roof:	Shed, built up, plain fascia with exposed rafters		
Windows:	FS-WD-1, DH-WD-1/1, CSMNT-WD-3/3/3 AWNTS		
Entries:	10 lite French doors		
Porches:	None		
Notable interior:	Native rock floors and fireplace. Stone walls; 4 fireplaces with unique vents designed by Cook Brothers; all original wood carved interior doors; several interior "sunbaked cowboy block" hot-fired adobe walls; "secret panel" in one of the bedrooms said to be used by Goldwater grand-daughters for dolls.		
Outbuildings	Small stable existed in 1991 but was not included in survey. Horizontal rough sawn boards and ? roofing with hinged "trap door" type openings on 3 sides for ventilation. Feed troughs on the east. Tack house is being used as a guest room. Cistern has no top. Tack Room converted to cabin. Carport.		
Alterations:	Many. Since 2001 survey, restored window on east side to original 2' x 6' size.		
Integrity:	Altered; though good		
Condition:	Good		
Historic Significance			
Areas of Significance:	Economics, Tourism		
Persons of significance:	Built for Eddy Ellinger; Barry Goldwater's daughter leased the property and he spent time here. Movie stars were guests. Orson Welles leased the property for one year.		
Historic significance:			
Architectural significance:	Unique example of Contemporary Folk using large expanses of glass to capture views		
Streetscape contribution:	Isolated setting apart, now hidden by other homes built on sub-divided lots of original property		
Additional comments:			
Survey History			
Aug. 25, 1991	Donna Pratt		
July 16, 2001	J. Trevillyan		
Feb. 21, 2007	D. Lorenzo		
5/2014	Nancy Burgess No apparent changes however heavy foliage obscures property.		

Landmark Name:	**Van Ess House**		
Address:	280 Zane Grey Drive	Landmark #:	23
Designation:	City Landmark	County:	Yavapai
Landmarked Date:	2010	APN:	408-06-090
Date of Construction:	1964	Recorded Landmark:	Property
Architect/ Builder:	Donald Theodore Van Ess	Zoning:	RS-10a
Historic Use:	Residence	Parcel size:	0.54 acres
Present Use:	Residence	Owner:	Diane Geimer
Significance to Community:	This home was one of the first built in the 231-lot Sedona West Subdivision, developed and platted in November 1960 by Edith and Jim Geary. The home was one of several featured in the marketing brochure by the developers. Designed by Arizona architect Donald Theodore Van Ess.		

2011

Landmark Name:	**Van Ess House**	Survey #:	279
Address:	280 Zane Grey Drive	Date of Construction:	1964
Building Information			
Building Type:	Residence		
Style:			
Stories:	1		
Total floor area:	2944 sf		
Foundation material:	Cinder Block (CMU)		
Structural material(s):	CMU/Slump block		
Exterior Wall Material:	Board and batten + slump block		
Applied Ornamentation:	Decorative tiles on beam on carport (probably not original)		
Roof:	Butterfly, sloped and flat, original was shake shingle, now asphalt		
Windows:	All aluminum frame		
Entries:	Original front door		
Porches:			
Notable interior:			
Outbuildings			
Alterations:	An office was added in the late 1970s-early 1980s on the west end of the house; several deteriorated large protruding beams were “sawed off” on the exterior by a prior owner, date unknown; window replaced in kitchen using original opening.		
Integrity:	Excellent		
Condition:	Excellent		
Historic Significance			
Areas of Significance:	Community Planning		
Persons of significance:	This home was designed for Edith and Jim Geary who developed the Sedona West and Rolling Hills subdivisions.		
Historic significance:	This home was one of the first built in the 231-lot Sedona West Subdivision, developed and platted in November 1960 by Edith and Jim Geary. The home was one of several featured in the marketing brochure by the developers, as were two Howard Madole designed homes.		
Architectural significance:	This home was designed by Arizona architect Donald Theodore Van Ess. It has a striking and timeless contemporary design including a butterfly and steeply pitched roof and extended beam detail; large picture windows, trapezoidal window by the fireplace, clerestory windows, battered exterior walls, curved carport wall, and use of planters.		
Streetscape contribution:			
Additional comments:			
Survey History			
2/24/10	Richard Mayer, Kathy Levin, Brynn Unger		
5/2014	Nancy Burgess		

Van Ess House
280 Zane Grey Drive
May 2014

Landmark Name:	**Williamson House**		
Address:	340 Smith Road	Landmark #:	13
Designation:	City Landmark	County:	Coconino
Landmarked Date:	2006	APN:	401-16-045A
Date of Construction:	1953 or 1955	Recorded Landmark:	Property
Architect/ Builder:	Unknown	Zoning:	RS-6
Historic Use:	Residence	Parcel size:	0.217 acres
Present Use:	Residence	Owner:	Debra J. Beck, Trustee
Significance to Community:	Dr. Williamson retired to Sedona and ran an informal medical practice from his garage, thus he could be considered Sedona's first doctor. The home's architectural style and native rock construction are also significant. Perhaps first house in Sedona's first platted development.		

2010

Landmark Name:	**Williamson House**	Survey #:	272
Address:	340 Smith Road	Date of Construction:	1953 or 1955
Building Information			
Building Type:	Residence		
Style:			
Stories:	1		
Total floor area:	2200 + sq. ft.		
Foundation material:	Concrete		
Structural material(s):	Wood and native rock		
Exterior Wall Material:	Wood and native rock		
Applied Ornamentation:	None		
Roof:	Low pitch gable, built up roofing or coated rolled, exposed rafters, large timber support beams that support overhangs		
Windows:	Metal casement & metal casement with “picture” windows, all appear original		
Entries:	Front door-not original, multi-lite single, 2 side doors similar although hidden wood and glass		
Porches:	Front: Partial at front door, supported by wood post		
Notable interior:	Original stone fireplace		
Outbuildings	None		
Alterations:	Small addition on west side as a carport--unobtrusive		
Integrity:	Excellent		
Condition:	Good		
Historic Significance			
Areas of Significance:	Community Planning, Economics		
Persons of significance:	Dr O.M. Williamson, considered Sedona's first doctor though did not have a formal practice, and Debra Walley, film and TV celebrity		
Historic significance:	One of the early homes constructed in Sedona’s first residential subdivision		
Architectural significance:	Excellent example of vernacular and use of local materials		
Streetscape contribution:	Location on lot, orientation to street, low fencing all contribute to pedestrian orientation for Sedona’s first dense residential neighborhood.		
Additional comments:			
Survey History			
03/02/06	Janeen Trevillyan		
5/2014	Nancy Burgess		