

AGENDA

City of Sedona Historic Preservation Commission Meeting

4:00 PM

Monday July 21, 2025

NOTICE

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Historic Preservation Commission (HPC) and to the general public that the HPC will hold a public hearing open to the public on Monday, July 21, 2025, at 4:00 pm in the City Hall Council Chambers.

NOTES

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- HPC Meeting agenda packets are available on the City's website at: www.sedonaaz.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Historic Preservation Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Public input on agenda items may be submitted in advance of the meeting by sending an email to planning@sedonaaz.gov.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- State your name and city of residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. June 9, 2025

4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*

5. REGULAR BUSINESS

- a. Introduction of new staff liaison and discussion regarding meeting materials and packets.
- b. Discussion/possible direction on letter to Planning and Zoning Commission and City Council regarding the historical status of the Rigby House (50 Tranquil Ave)
- c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.
- d. Discussion/possible direction on potential nongovernment funding sources for historic preservation

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Monday, August 11, 2025; 4:00 pm

7. EXECUTIVE SESSION

- a. If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Commission may hold an Executive Session that is not open to the public for the following purposes:
 - i. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - ii. Return to open session. Discussion/possible action on executive session items.

8. ADJOURNMENT

Physical Posting by: July 17, 2025

By: DJ

Note that members of the City Council and other City Commissions and Committees may attend the Commission meeting. While this is not an official City Council meeting, because of the potential that a quorum of Council members or Commissioners may be present at one time, public notice is therefore given for this meeting and/or event.



Agenda Items

- a. Introduction of new staff liaison and discussion regarding meeting materials and packets.
- b. Discussion/possible direction on letter to Planning and Zoning Commission and City Council regarding the historical status of the Rigby House (50 Tranquil Ave)
- c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.
- d. Discussion/possible direction on potential nongovernment funding sources for historic preservation

A brief summary of the items on HPC's agenda for July 21, 2025 are included below. If there is any supplemental information being provided to the Commission in advance of the meeting, that information is included as attachments to this summary.

ITEM 5A

Introduction of new staff liaison and discussion regarding meeting materials and packets.

This agenda item provides for an opportunity to introduce Cari Meyer, Planning Manager, as the new staff liaison, and discuss packet materials that will be provided with the agenda for each meeting. No additional materials are provided for this item.

ITEM 5B

Discussion/possible direction on letter to Planning and Zoning Commission and City Council regarding the historical status of the Rigby House (50 Tranquil Ave)

This agenda item provides for an opportunity for the Commission to discuss a draft letter to the Planning and Zoning Commission and City Council regarding the Rigby House at 50 Tranquil. Chair Meyers has drafted a letter (included as Attachment 1) for review by the Commission.

The property owner has applied to change the zoning of this property from RMH (Single Family and Manufactured Home) to RM-3 (High-Density Multifamily). In addition to the zone change, the current property owners have applied for a Conditional Use Permit (CUP) to allow for the continued use of the building on the property as a single-family home until building permits are issued for redevelopment of the property. The application does not propose development of the property, but, if approved, would allow for development of multifamily housing in the future.

This project is undergoing review by City Staff and documents related to this application may be reviewed at the following link: [Tranquil-Rigby-Madole Multifamily Zone Change | City of Sedona](#)

ITEM 5C

Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.

This agenda items provides for an opportunity for Commissioners Woods and Stupak to update the Commission on historic surveys they have recently completed or are currently working on. No additional materials are provided for this item.

ITEM 5D

Discussion/possible direction on potential nongovernment funding sources for historic preservation.

This agenda item provides for an opportunity for discussion regarding non-governmental funding sources. Chair Meyers will lead this discussion and has provided the attached Funding Opportunities Work Sheet (Attachment 2) for the Commission to review in advance of the meeting.

ATTACHMENTS

1. Letter to Planning and Zoning Commission and City Council (Agenda Item 5b)
2. Funding Opportunities Work Sheet, Preserve AZ Conference, Prescott, AZ, June 28, 2024 (Agenda Item 5d)



Historic Preservation Commission

102 Roadrunner Dr.
Sedona, AZ 86336

July 21, 2025

Dear Members of the Sedona Planning and Zoning Commission,

The City of Sedona Historic Preservation Commission has recently completed an historic survey of the structure located at 50 Tranquil Avenue, commonly known as the Rigby House. This survey was completed in advance of an anticipated request for a zoning change and sale of the property for redevelopment.

The Rigby House was built in 1948. It was designed by prominent local architect Howard Madole. It is one of the only adobe buildings in Sedona. It is named for local newspaper reporter Elizabeth Rigby, who reported for *Red Rock News* and *Arizona Republic*. As one of the only adobe buildings in town, designed by Sedona's most famous architect, and owned for a long time by one of Sedona's most noteworthy residents the house certainly is historic.

The current owners do not wish to pursue Historic Landmark designation for the structure. The Historic Preservation Commission respects this decision. It is nonetheless the Commission's hope that when the project comes under consideration by the Planning and Zoning Commission for future development that consideration is given to preservation of this historic building.

If the Historic Preservation Commission can be of assistance in answering any questions about this property we will be happy to provide those.

Sincerely,

Nate Meyers
Chair
Sedona Historic Preservation Commission

Cc: Sedona City Council
Sedona City Manager



Funding Opportunities Work Sheet

Preserve AZ Conference, Prescott, AZ, June 28, 2024

Jessica LaPota (SHPO) ~ jlapota@azstateparks.gov

Jim McPherson (Arizona Preservation Foundation) ~ info@azpreservation.org

Possible Funding Source	L-R-S-N	Yes	No	Maybe
Businesses/Corporate Giving (non-utilities)	All			
Community Reinvestment Programs (e.g., Wells Fargo, BofA	L			
Historic Signs & Facades Grants	L			
Municipal Adaptive Reuse Grants	L			
Municipal Facade Improvements Grants	L			
Municipal General Revenue Funding	L			
Municipal HP Bond Program Grants	L			
Municipal HP Zone Tax Incentive Program	L			
Municipal Tourism Tax Support	L			
1772 Foundation	N			
American Express Preservation Fund	N			
Federal Investment Tax Credit	N			
International Alliance for the Protection of Heritage in Conflict Areas Emergency Grants	N			
La Roche, Inc. Corporate Donations and Philanthropy	N			
National Archives & Records Administration Archival Projects (354646)	N			
National Archives & Records Administration Discovery and Access to Congressional Records Collections	N			
National Endowment for the Humanities	N			
National organizations (e.g., Mellon Foundation, Getty Foundation	N			
National Trust for HP Hart Family Fund for Small Towns	N			
NPS FY2024 HP Fund African American Civil Rights History Grants	N			
NPS FY2024 HP Fund African American Civil Rights (AACRN Preservation)	N			
NPS FY2024 HP Fund History of Equal Rights Preservation Grants	N			
NPS FY2024 HP Fund Underrepresented Communities Grants	N			
NPS HP Training Center Facility Management & HP Emerging Professional Engagement	N			
NTHP Cynthia Woods Mitchell Fund for Historic Interiors	N			
NTHP Dorothy C. Radgowski Learning Through Women's Achievement in the Arts Grant	N			
NTHP Hart Family Fund for Small Towns	N			
NTHP Henry A. Jordan, M.D., Preservation Excellence Fund	N			
NTHP Johanna Favrot Fund for HP	N			
NTHP Moe Family Fund for Statewide and Local Partners	N			
NTHP National Trust Preservation Funds	N			
NTHP Peter H. Brink Leadership Fund	N			
NTHP Southwest Intervention Fund	N			

NTHP/ Partner National Fund for Sacred Places	N			
NTHP/African American Cultural Heritage Action Fund	N			
NTHP/African American Cultural Heritage Action Fund Conserving Black Modernism Grant	N			
NTHP/African American Cultural Heritage Action Fund HBCU Cultural Heritage Stewardship Initiative	N			
NTHP/African American Cultural Heritage Action Fund Preserving Black Churches	N			
NTHP/Partner Backing Historic Small Restaurants	N			
U.S. Advisory Council on Historic Preservation	N			
U.S. Department of Agriculture (various)	N			
U.S. Fish & Wildlife Service	N			
U.S. General Services Administration	N			
William G. Pomeroy Foundation National Women's Suffrage Marker Grant Program	N			
Arizona Community Foundation (regional affiliates)	R			
Arizona Community Foundation Route 66 Grants	R			
Arizona Public Service (APS) Corporate Giving Program	R			
Community Foundation for Southern Arizona	R			
County-Level Preservation Grants	R			
NTHP Preserve Route 66 Legacy Business Grant Fund	R			
NTHP Route 66 Extraordinary Women Micro-Grant	R			
Salt River Power (SRP) Corporate Giving Program	R			
Tribal-level Preservation Grants	R			
Tucson Electric Power (TEP) Corporate Giving Program	R			
Arizona Commerce Authority	S			
Arizona Commission on the Arts	S			
Arizona Department of Environmental Quality Brownfields Grants	S			
Arizona Department of Revenue Conservation Easement Valuation	S			
Arizona Department of Transportation	S			
Arizona Game & Fish Heritage Fund	S			
Arizona Historical Society	S			
Arizona Humanities	S			
Arizona Low Income Housing Tax Credit	S			
Arizona Office on Tourism	S			
Arizona Preservation Foundation Digital Innovation Grant	S			
Arizona Preservation Foundation Jumpstart Grant	S			
Arizona State Historic Property Tax Reclassification (Commercial, Residential)	S			
Arizona State Parks Heritage Fund	S			
Other:				
Other:				
Other:				
Other:				

Links:

- Arizona Economic Resource Center ~ <https://localfirstaz.com/economic-resource-center>
- Arizona Preservation Foundation ~ <https://www.azpreservation.org/funding>
- Arizona State Historic Preservation Office ~ <https://azstateparks.com/shpo>
- National Trust for Historic Preservation ~ <https://savingplaces.org/grants>