

AGENDA

City of Sedona Historic Preservation Commission Meeting

4:00 PM

Monday, August 11, 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, August 11, 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
- b. July 21, 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. Public Hearing/discussion/possible action regarding a request for a Certificate of Appropriateness for proposed exterior renovations at the Ranger Station Park (House, City Landmark #7, and Barn, City Landmark #8). Both structures are also listed on the National Register of Historic Places. The property is located at 250 Ranger Road. The property is zoned Community Facilities (CF), is ±3.4 acres, and is located on the east side of Brewer Road south of Ranger Road. APN: 401-38-013D.

Case Number: CA25-00002

Owner: City of Sedona

Applicant: City of Sedona Public Works Department (Larry Farhat)

- b. Training/Discussion from the Arizona State Historic Preservation Office (SHPO), including training related to the City's status as a Certified Local Government (CLG).
- c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Monday, September 8, 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: August 7, 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.

**Action Minutes
City of Sedona
Historic Preservation Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, Arizona
Monday, June 9, 2025 – 4:00 p.m.**

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

Chair Meyers called the meeting to order at 4:00 p.m., led the Pledge of Allegiance and requested roll call.

Roll Call:

Commission Members present: Chair Nate Meyers, Vice Chair Steve Segner and Commissioners Jack Fiene, and Karen Stupak. Commissioner Bobby Woods was excused.

Staff Members present: Gary Leikness, Megan Yates and Donna Puckett

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

Chair Meyers stated Sedona Historic Society hosted an event for Historic Preservation Month on May 3rd. Turnout was not as they had hoped due to mail and traffic issues. Several of the landmark property owners were able to attend the event and shared details about their properties.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. April 14, 2025

Chair Meyers referenced the minutes of April 14, 2025, and asked for any corrections. No corrections were identified, so the Chair stated that the minutes were approved.

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.)

Opened the public forum at 4:03 p.m. and having no requests to speak, closed the public forum at 4:04 p.m.

5. REGULAR BUSINESS

a. Discussion of May 28th HPC mobile Landmark properties tour.

The Commission briefly discussed the tour.

Commissioner Fiene expressed concerns regarding the landmark status of the Doodlebug Ranch property, particularly regarding renovations that had occurred. Chair Meyers clarified the property was landmarked despite the changes which include: the second story bedroom, bathroom, and outdoor patio were added in 1986/1987. The kitchen was remodeled, adding the dining room and laundry room in 1997. The northwest wing included new windows, doors, roof and facias. No other changes have occurred since the property has been landmarked. Senior Planner Gary Leikness noted that landmarking considers not only the structure but also the historical significance of the property. The Commission was in agreement that the landmarking of the property was warranted and staff was directed to send a reminder letter to the new property owners informing them of the property's landmark status.

Commissioner Fiene also raised concerns about the current condition of the Gassaway House, requesting that maintenance efforts be considered. The Commission agreed on the importance of addressing the property's upkeep.

b. Discussion on Arizona SHPO funding crisis.

Chair Meyers discussed an email he received from Jim McPherson of the Arizona State Historic Preservation Office (SHPO) regarding a serious decline in federal funding, federal funding for fiscal year 2025 has not been released and federal funding for next physical year may be eliminated entirely. Without intervention, Historic Preservation resources could be depleted by August 2025. Potential impacts include the loss of Certified Local Government (CLG) Program, federal and state grant funding and SHPO resources, including assistance with National Register of Historic Places applications.

The Commission discussed the potential consequences of this funding loss and expressed concern over the impact on historic preservation efforts. Staff requested a volunteer to draft a letter to the state expressing concern about the funding cuts. Chair Meyers volunteered to draft a letter.

No action was taken

c. Discussion of inviting SHPO to Sedona HPC for CLG training.

Commissioner Stupak informed the Commission that she has been in contact with Arianna Urban from the State Historic Preservation Office (SHPO) and has invited her to attend the August 11th meeting to discuss the Certified Local Government (CLG) program. Commissioner Stupak requested that Staff confirm her attendance at the meeting. Vice Chair Segner recommended that City Council members and the City Manager be invited to attend the August 11th meeting as well.

No action was taken

d. Discussion and prioritization of properties to assess for possible Landmark designation.

The Commission discussed a list of potential properties to be considered for surveying, which includes: Nic's, Sundowner, Church of the Red Rocks, the Sedona Community Cemetery, the Elks Lodge, Sky Lodge, Judys Restaurant, Rainbow Ray Focus Home and Don Woods Home.

Commissioner Stupak emphasized that even if property owners do not wish to pursue landmark designation, the properties should still be surveyed if the owners grant permission. Commissioner Stupak will coordinate with Commissioner Woods to begin surveying the identified properties.

No action was taken

e. Discussion on letter to Council regarding the Rigby Home (50 Tranquil Ave)

The Commission discussed preservation options for the Rigby House. Staff informed the Commission that there is a current zone change application submitted for the property. The Commission expressed interest in bringing preservation ideas to both the Planning & Zoning Commission and the City Council.

The Commission will monitor the progress of the zone change application to determine appropriate next steps. Staff suggested the Commissioners speak at the P&Z meeting when the item is agendaized. Vice Chair Segner requested that a draft letter regarding the application be placed on the agenda for action at the next Commission meeting, noting there is no reason not to proceed with sending the letter to both the P&Z Commission and City Council.

No action was taken

f. Report on 2025 Arizona Historic Preservation Conference

Commissioner Stupak provided a brief overview of the Historic Preservation conference, held from May 14th to 17th at the Arizona State University (ASU) campus. She reported attending the Governor's Heritage Preservation Honor Awards. An award was presented to the Town of Clarkdale for its work in preserving the historic gazebo.

No action was taken

6. FUTURE MEETING DATES AND AGENDA ITEMS

a. Monday, July 14, 2025; 4:00 pm

Discuss updates to SHPO funding. Discuss updates on surveying the properties. Discussion on potential nongovernment funding sources for funding historic preservation. Arianna Urban from SHPO attending the meeting.

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.**

No Executive Session was held.

8. ADJOURNMENT

Chair Meyers adjourned the meeting at 5:03 p.m. without objection

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on June 9, 2025.

Megan Yates, Assistant Planner

Date

**Action Minutes
City of Sedona
Historic Preservation Commission Special Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, Arizona
Monday, July 21, 2025 – 4:00 p.m.**

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

Chair Meyers called the meeting to order at 4:00 p.m., led the Pledge of Allegiance and requested roll call.

Roll Call:

Commission Members present: Chair Nate Meyers, Vice Chair Steve Segner and Commissioners Jack Fiene, Karen Stupak and Bobby Woods.

Staff Members present: Steve Mertes, Cari Meyer and Donna Puckett

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

There were no announcements.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. June 9, 2025

Note: Two Commissioners indicated they could not access the emailed minutes so the minutes will be recirculated for review prior to the next meeting.

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.)

Opened the public forum at 4:03 p.m. and having no requests to speak, closed the public forum at 4:04 p.m.

5. REGULAR BUSINESS

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

Introduction of agenda item by Chair Meyers

Cari Meyer introduced herself to the Commission and indicated that the Commission would start to receive a packet with the agendas and Commissioners should attempt to provide any documents to be included in the packet the Thursday prior to the posting of the agenda. She also explained that communications would be transitioning to their city email addresses.

No action was taken.

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)

Introduction of agenda item by Chair Meyers

Commission's questions and comments

Direction: The Commission's letter is to be sent forward to the Planning & Zoning Commission and City Council with the Chair's signature.

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

Introduction of agenda item by Chair Meyers

Presentation regarding the four site surveys completed by Commissioner Stupak and Commissioner Woods, which included the Church of the Red Rocks, Northern Star Motel, Nick's on the West Side, and the Sedona Community Cemetery.

Commission's questions and comments

Direction: Commissioner Woods will add architectural information to the surveys before they are finalized.

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

Introduction of agenda item by Chair Meyers

Commission's questions and comments regarding funding for the State Historic Preservation Office.

No action was taken.

6. FUTURE MEETING DATES AND AGENDA ITEMS

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

Chair Meyers indicated that he hasn't been able to reach Arianna regarding the training in August, and Cari shared that the other item will be by the Public Works Department to present some changes to the Ranger Station Park. The most significant changes are interior but there are a few exterior changes to the barn and house that will be reviewed. Additionally, we can continue to have the survey work as a standing agenda item.

7. EXECUTIVE SESSION

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- 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.

No Executive Session was held.

8. ADJOURNMENT

Chair Meyers adjourned the meeting at 4:45 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on July 21, 2025.

Donna A. S. Puckett, *Administrative Assistant*

Date

Staff Report

CA25-00002 Ranger Station Park
Summary Sheet: Certificate of
Appropriateness



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

Meeting Date: August 11, 2025

Hearing Body: Historic Preservation Commission

Project Summary: **Exterior renovations to the Ranger Station House and Barn**

Action Requested: Approval of a Certificate of Appropriateness for the proposed exterior renovations

Staff Recommendation: Approval of a Certificate of Appropriateness

Location: 250 Brewer Road

Parcel Numbers: 401-38-013D

Owner: City of Sedona

Applicant: City of Sedona Public Works Department (Larry Farhat)

Site Size: ± 3.4 acres

Community Plan Designation: Public / Semi Public (P/SP)

Zoning: Community Facilities (CF)

Current Land Use: Ranger Station Park, House (City Landmark #7), and Barn (City Landmark #8)

Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	CF	Vacant
East:	L/CO	Los Abrigados Resort/ Lodging/Commercial
South:	L	Los Abrigados Resort
West:	CF	Government Office/Vacant

Report Prepared By: Cari Meyer, Planning Manager

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PURPOSE OF A CERTIFICATE OF APPROPRIATENESS

The purpose of the Certificate of Appropriateness process is intended to ensure properties designated as a landmark or a property within a historic district shall be in harmony with the architectural and historical character of the property or district. The process is required before any exterior improvements or development, including alterations, renovations, reconstruction, new construction, demolition, or removal, in whole or in part, of any landmark or property located within a historic district, whether or not the work will require a building permit. Building permits for exterior work on landmarks or properties within historic districts cannot be issued without first obtaining a Certificate of Appropriateness.

The Community Development Director shall review the Certificate of Appropriateness application and prepare a recommendation in accordance with LDC Section 8.3.E. Pending the Historic Preservation Commission decision, no building or demolition permits affecting the landmark(s) shall be issued.

PROJECT DESCRIPTION

The applicant is seeking a Certificate of Appropriateness for exterior renovations of the Ranger Station House and Barn. While the submitted permits include interior renovations, only exterior renovations require a Certificate of Appropriateness. Renovations and alterations include:

Ranger Station House:

- Installation of a condenser on the exterior.
- Replacing the patio decking with wooden planks.
- New exterior lighting to meet the current building code.
- To meet ADA requirements, the existing handrail on the patio and ramp will be modified.
- To meet ADA requirements, an ADA sidewalk will be installed at the end of the ramp and extend to the existing ADA shared use path.

Ranger Station Barn:

- A metal louver on the exterior in conjunction with a new exhaust system for the interior of the barn.
- To meet ADA requirements, the front door will be widened to 36" and will have an ADA sidewalk connected to the existing sidewalk.
- To meet ADA requirements, the existing ADA entrance on the north will be extended.
- New exterior lighting to meet the current building code.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The property is located on the east side Brewer Road, south of Mormon Hill Road, and across Brewer Road from the City of Sedona offices.
- The property is currently accessed via Brewer Road.
- The southern portion of the property is located within the FEMA floodway, 100-year floodplain, and 500-year floodplain.
 - The buildings are both located outside of the floodway and floodplains.
- The project site is approximately 3.4 acres and is currently being used as a City park.

- Previously completed improvements include parking areas, a walking path, a playground, and drainage facilities.
- The property is not part of a recorded subdivision.
- The parcels have been landscaped in conjunction with the build-out of the park.

Community Plan and Zoning Designations

The property is designated Public/Semi-Public (P/SP) on the Community Plan Future Land Use Map. This designation is intended to support uses owned and operated by public/semi-public entities for the benefit of the community.

The property is zoned Community Facilities (CF). The CF district is intended primarily for the accommodation of public/semi-public uses.

Historic Landmark Status and Project History

Both the house and the barn are City Historic Landmarks and are listed on the National Register of Historic Places. The properties' Historic Landmark Inventories are included as [Attachment 2](#).

The City of Sedona purchased the property in 2014 and a Master Plan for the park was completed in 2016. (See [Ranger Station Park Master Plan | City of Sedona](#) for more information). The City's Public Works Department has been working to implement the plan, which, so far, has included the following:

- Walking path
- Drainage improvements
- Landscaping
- Parking Area
- Playground Area

The next step is making improvements to the buildings. Many of the improvements are to the interior of the buildings, which do not require a Certificate of Appropriateness. However, there are some proposed changes to the exterior of the buildings, as noted in the project description above, which require approval of a Certificate of Appropriateness from the Historic Preservation Commission before permits can be issued.

PUBLIC INPUT

- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- Property owners within 300 feet of the subject properties were notified of the Certificate of Appropriateness Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on July 25, 2025.
- All notices contain contact information or a way to submit comments. As of writing this report, Staff has not received any written comments on the project.

DEVELOPMENT PROPOSAL AND INITIAL EVALUATION

The applicant is applying for a Certificate of Appropriateness to complete the following:

- Exterior alterations and renovations to the Ranger Station Park House (City Landmark #7) and Barn (City Landmark #8). Both structures are also listed on the National Register of Historic Places.

A detailed description of the proposal is included in [Attachment 3](#).

Exterior renovations to the House include the following:

- Installation of a condenser on the exterior.
 - *Screening (fence or vegetation) will be required.*
 - *See North Elevation for House in [Attachment 3.b](#).*
- Replacing the patio decking with wooden planks.
 - *The proposed material is natural redwood.*
 - *See East and West Elevations for House in [Attachment 3.b](#).*
- New exterior lighting to meet the current building code.
 - *New lighting will be dark sky compliant. A proposed fixture is included in the application packet.*
- To meet ADA requirements, the existing handrail on the patio and ramp will be modified.
 - *The style of the handrail will remain the same.*
- To meet ADA requirements, an ADA sidewalk will be installed at the end of the ramp and extend to the existing ADA shared use path.
 - *This would involve “flatwork” only.*

Exterior renovations to the Barn include the following:

- A metal louver on the exterior in conjunction with a new exhaust system for the interior of the barn.
 - *The metal louver will be installed on the east side of the barn (side furthest away from Brewer Road). This is needed for the exhaust system being installed in the interior of the barn.*
 - *See East Elevation for Barn in [Attachment 3.b](#).*
- To meet ADA requirements, the front door will be widened to 36” and will have an ADA sidewalk connected to the existing sidewalk.
 - *The enlarged door will be on the west side of the barn (side facing Brewer Road).*
 - *See West Elevation for Barn in [Attachment 3.b](#).*
- To meet ADA requirements, the existing ADA entrance on the north will be extended.
 - *One of doors on the north side of the barn will be enlarged.*
 - *See North Elevation for Barn in [Attachment 3.b](#).*
- New exterior lighting to meet the current building code.
 - *New lighting will be dark sky compliant. A proposed fixture is included in the application packet.*

REVIEW GUIDELINES AND CRITERIA

The following is requested from the Historic Preservation Commission:

- **CERTIFICATE OF APPROPRIATENESS**

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications.

[LDC Section 8.7.E](#) contains the requirements for requests for Certificates of Appropriateness. The purpose of this process is stated as “ensur[ing], insofar as possible, that properties designated as a landmark or a property within a historic district shall be in harmony with the architectural and historical character of the property or district.

When reviewing an application for a Certificate of Appropriateness, [LDC Section 8.7.E\(3\)e.1](#) states that the Historic Preservation Commission may utilize the following documents and criteria as guidelines when considering the application:

- i. Approved design guidelines for a designated historic district;

Staff Response: This property is not part of a designated historic district and no additional design guidelines have been adopted.

- ii. Secretary of the Interior’s Standards for Rehabilitation;

Staff Response: These standards can be reviewed online at the following link:

[*The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation \(U.S. National Park Service\)*](#)

- iii. Secretary of the Interior’s Preservation Briefs and other information developed by the U.S. Department of the Interior Park Service, Arizona Historic Preservation Office, National Trust for Historic Preservation, National Alliance of Preservation Commissions, Association of Preservation Technology, and the Old House Journal; and

Staff Response:

- iv. Any other guidelines as adopted by the City.

[LDC Section 8.7.E\(4\)](#) contains the Certificate of Appropriateness Approval Criteria. When reviewing an application for a Certificate of Appropriateness, the Commission may approve, conditionally approve, or deny a Certificate of Appropriateness based on the following:

- a. Any proposed new construction shall be distinguishable from the historic architecture; and

Staff Response: The proposed exterior modifications are minor and, when involving flatwork, will be distinguishable from the historic architecture by their size (modified door widths are wider than historic door widths) or purpose (louver for modern climate control system).

- b. The proposed work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and

Staff Response: The majority of the building will remain in its original/historic condition. The widening of the doorways is being done at the location of existing doors (new openings for doors are not being created) and the louver is being installed on the least visible side of the barn. Other work is limited to flatwork and railings using the existing styles seen on the property.

- c. The proposed work will be compatible with the relevant historic, cultural, educational, or architectural qualities characteristic of the structure or district and shall not be limited to materials

and elements of size, scale, massing, proportions, orientation, surface textures and patterns, details, and embellishments and the relationship of these elements to one another; and

Staff Response: The work is being done in a historically sensitive manner and using materials that are already used on the property. The exterior changes are minor and are not expected to change the historic qualities of the structures.

- d. The proposed work conforms with review guidelines and/or other applicable criteria; and

Staff Response: The proposed work complies with LDC requirements. The work will be required to meet all applicable code requirements prior to issuance of a building permit.

- e. The exterior of any new improvement, building, or structure in a designated historic district or upon a landmarked site will not adversely affect and will be compatible with the external appearance of existing designated buildings and structures on the site or within a historic district.

Staff Response: The proposed exterior changes are compatible with the historic structures and are not anticipated to have an adverse effect on the historic context of the structure.

It is Staff's opinion that, for the reasons outlined above, this request for a Certificate of Appropriateness meets the required findings listed above.

Recommendation and Motion
CA25-00002 Ranger Station Park
Certificate of Appropriateness



City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaz.gov/cd

Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Certificate of Appropriateness findings of the Land Development Code, staff recommends approval of case number CA25-00002, Ranger Station House and Barn, subject to all applicable ordinance requirements.

Sample Motions for Commission Use

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

Recommended Motion for Approval

I move for approval of case number CA25-00002, Ranger Station House and Barn, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.7 and satisfaction of the Certificate of Appropriateness findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Historic Preservation Commission.

Alternative Motion for Denial

I move for denial of case number CA25-00002, Ranger Station House and Barn, based on the following findings (*specify findings*).



Aerial View

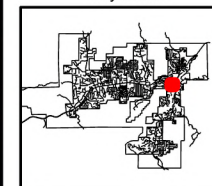
Parcel
401-38-013D
Ranger Station
Park - Certificate
of Appropriateness

-  Parcel Boundary
-  Street Centerline
-  401-38-013D Parcel



0 37½ 75 Feet

City Index

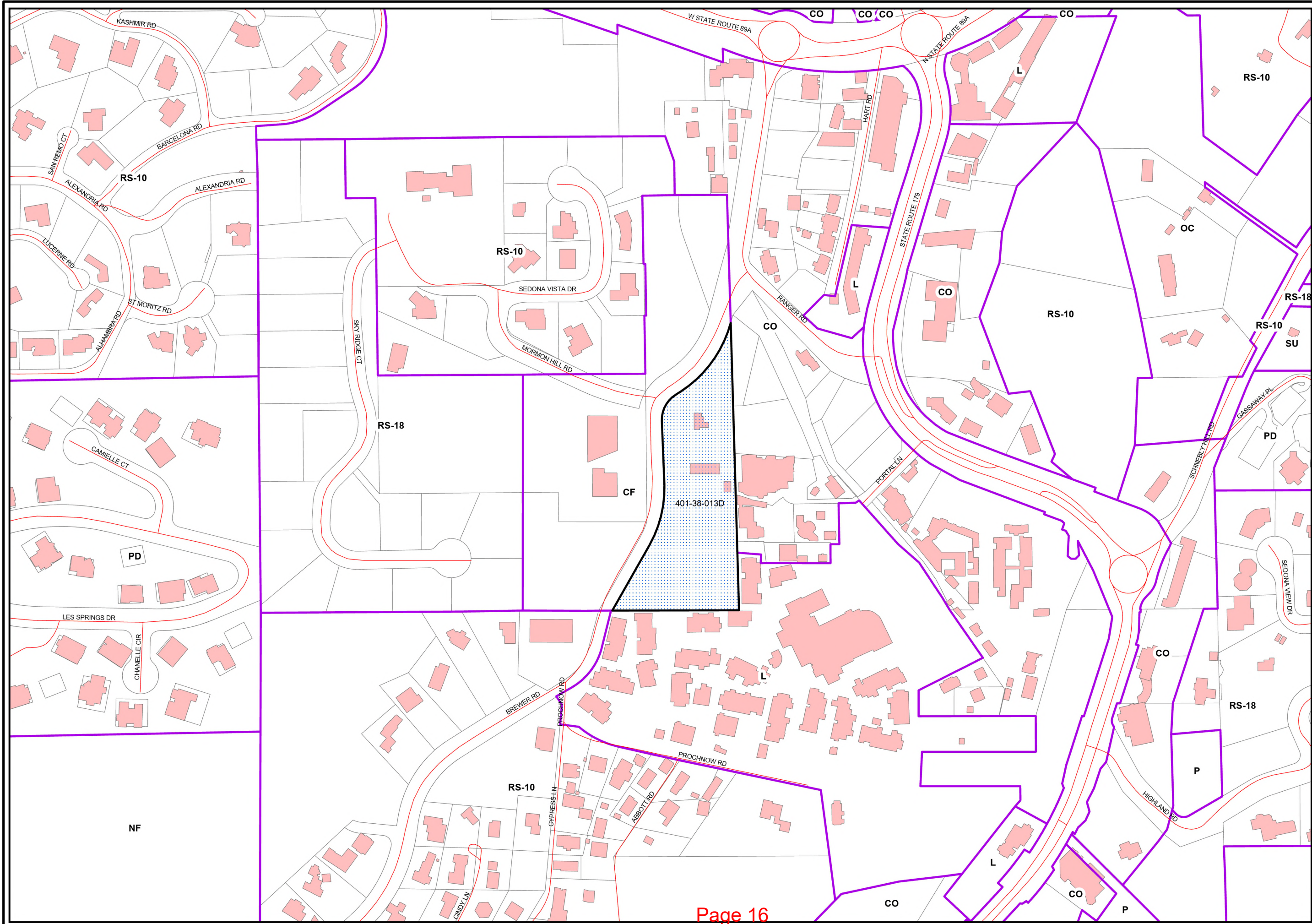


GIS - City of Sedona
7/17/2025
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Station\401-38-013D_aerial.aprx



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied.

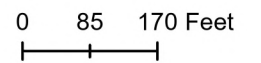
The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



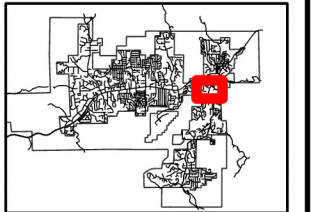
Vicinity Map

Parcel
408-24-069
Ranger Station
Park - Certificate
of Appropriateness

- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline
- 401-38-013D Parcel



City Index



GIS - City of Sedona
7/17/2025
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Station\408-24-069_vicinity.aprx

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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.		

**Sedona Historic Preservation Commission
Certificate of Appropriateness Application**



**Community Development Department
Development Services**
102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 204-7124

Applicant Name:	City of Sedona		
Phone:	928-821-0857	Project No.:	CA25-00002
Cell Phone:	928-821-0857	Date Rec'd:	7-15-25
Mailing Address:	102 Roadrunner Drive	Fee Rec'd:	0
Email Address:	lfarhat@sedonaaz.gov	Initials:	PL

Identification of Landmark

Location/Address:	250 Brewer Road Sedona AZ 86336	Landmark No.:	
Assessor's Parcel Number:	401-38-013D	County:	☐ Yavapai ☒ Coconino
Owner(s):	City of Sedona		
Owner's Agent (if applicable) ¹ :	Larry Farhat		
Owner/Agent Address:	102 Roadrunner Drive Sedona AZ 86336	RECEIVED JUL 15 2025 CITY OF SEDONA COMMUNITY DEVELOPMENT	
Email Address	lfarhat@sedonaaz.gov		
Present Use(s):	Vacant		
Building Type:	Single family house / Barn	Construction Date(s):	October 2025
Integrity:	Good		
Condition:	Exterior of house and barn restored / Interior needs to be restored		

Please briefly describe the proposed work (also attach Letter of Intent with a more detailed description)

This project will consist of renovating the interior of the historic Ranger Station House and Barn with minor changes to the exterior to make the spaces ADA compliant. The exterior changes will be explained in the letter of intent.

Timing of Project:	Construction to start in October of 2025
Applicant Signature:	

¹ If using an agent, a Letter of Authorization from the listed property owner must be included with this application.



102 Roadrunner Dr.
Sedona, AZ 86336
(928) 204-7111
sedonaaz.gov
FAX (928) 282-5348

July 15, 2025

TO: Historic Preservation Committee / Community Development C.O.S.

SUBJECT: Letter of Intent / PR-03B Interior Renovation of the Ranger Station Park House and Barn

Dear Historic Preservation Committee and Community Development Department C.O.S.,

The City of Sedona Public Works Department is working to improve the facilities at the historic Ranger Station Park. The next phase in the project is PR-03B Interior Renovations at the Ranger Station Park / House and Barn. With the proposed improvements, there will be some minor exterior modifications needed. Below is a list of exterior alterations needed to meet current building codes and ADA compliance.

House:

- The house will be climate controlled. A condenser will be installed on the northeast exterior side of the house.
- The decking on the patio of the house will be replaced with 2" x 4" x 6' redwood wooden planks with 1/4" spacing.
- The front and back doors of the house will require exterior lighting to meet current building code. See attached proposed lighting fixture.
- To meet ADA compliance, the existing ADA handrail will be modified to extend 1' into the landing of the patio and 1' past the end of the ramp. See attached.
- To meet ADA compliance, an ADA compliant sidewalk will be installed at the end of the ramp and extend to the existing ADA shared use path.

Barn:

- An exhaust system will be installed in the interior of the barn. A metal louver will be installed on the east exterior side of the barn. See attached.
- To meet ADA compliance, the front door of the barn will need to be widened to 36" and have an ADA compliant sidewalk installed to connect to existing sidewalk.
- To meet ADA compliance, the ADA entrance on the north side of the barn will need to have its concrete landing extended several feet.
- To meet current building code, exterior lighting will be installed on the entrance and exit doors. See attached.
- Exterior lighting is being proposed on the remaining four exterior barn doors. See attached.

The above-mentioned exterior alterations are for your review and approval, to be discussed at the HPC meeting on July 21, 2025.

Sincerely,


Larry Farhat
Facilities Maintenance Supervisor

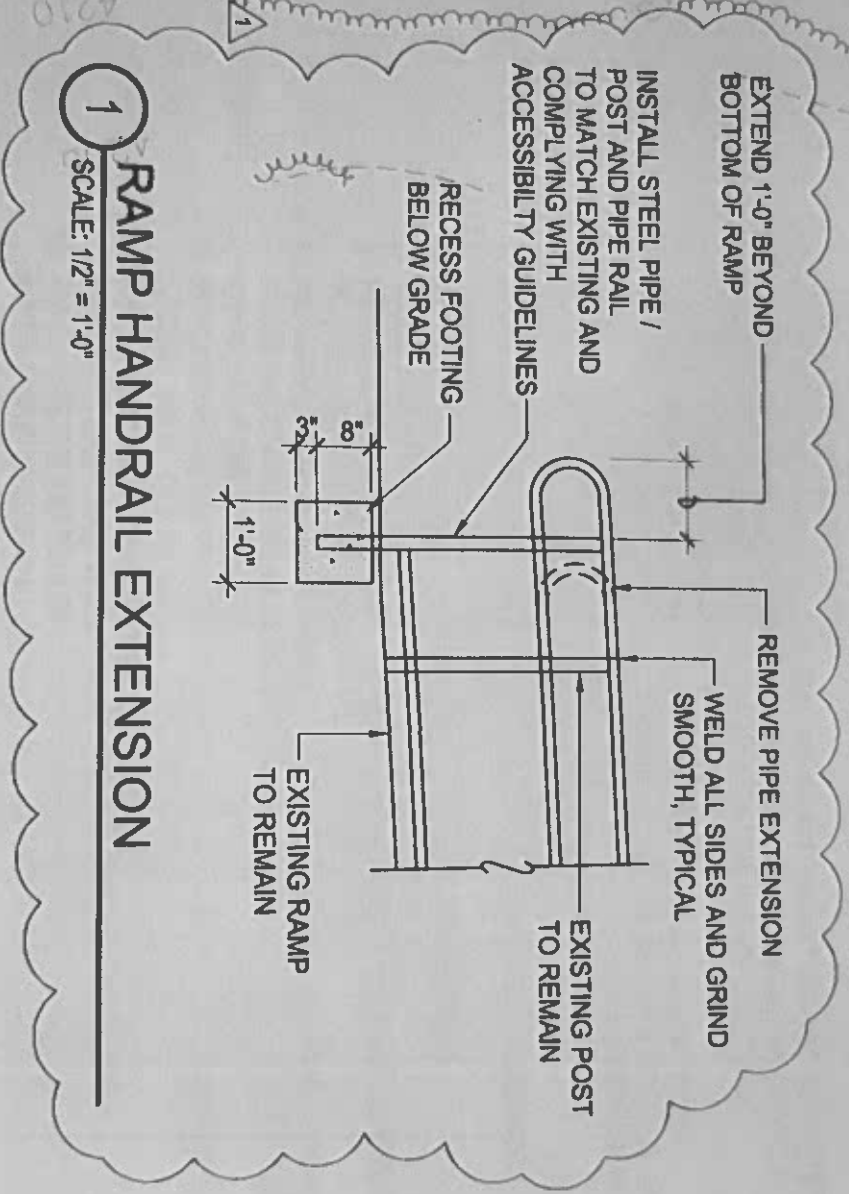
LJF:cb

Attachments

cc: Kurt Harris, Director of Public Works/City Engineer (e-copy)
Sandy Phillips, Assistant Director of Public Works (e-copy)
Cari Meyer, Senior Planner Community Development (e-copy)
Steve Mertes, Director of Community Development (e-copy)
Project File PR-03B Design

Public Works

1. FINISH OVER COMPACTED AGGREGATE BASE COARSE. COORDINATE AGREEMENT WITH THE CITY OF SEDONA REPRESENTATIVE.
2. EXISTING WALKWAY / PARKING SURFACE COMPLETED BY CITY OF SEDONA.
3. EXISTING UTILITIES TO REMAIN.
4. EXISTING RAMP TO REMAIN. EXTEND STEEL PIPE HANDRAIL.
5. EXISTING SIDEWALK TO REMAIN.



PROJECT

ARCHIT

ADDRESS

BUILDING

BUILD

CONS

OCCU

OCCU

PLI

/ Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces / Sunlite Outdoor Sconces

Internet # 315834248 Model # HD02908-1

Sunlite (Brand Rating: 4.5/5) ⓘ

12 in. Black Outdoor Hardwired Integrated LED Barn Light Gooseneck Wall Sconce Dimmable 3000K

★★★★★ (3) Questions & Answers (2)



 Share  Print

 Pay \$64.90 after \$25 OFF your total qualifying purchase upon opening a new card. 

- Warm white 3000K light appearance, hours: 50,000 life hours
- Dimmable and ETL listed for wet location

Feedback

 Magic Apron ^{Beta}  

AI-generated responses. [More information](#)

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 What are the top uses for this product?

 What do I need to know before using it?

 What do I need to know before I buy?



**Ask
about
this
product**

Get an
immediate
answer with
AI

Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.



Product Details



Specifications



Dimensions: H 12 in, W 11 in, D 15.3 in

Questions & Answers



2 Questions

Customer Reviews



5 out of 5 ★★★★★ (3)



Loading Recommendations





Cottonwood 9PM 86326

What ...



Cottonwood 9PM 86326

Shop All Services

DIY

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... / [Lumber & Composites](#) / [Fencing & Gates](#) / [Wood Fencing](#) / [Wood Fence Rails](#)

Internet # 206936035 Model # 245386

342

Outdoor Essentials

2 in. x 4 in. x 6 ft. Western Red Cedar Fence Panel Backer Rail (4-Pack)

★★★★★ (72) Questions & Answers (12)

[Share](#) [Print](#)**\$45³⁶** /package

Pay \$20.36 after \$25 OFF your total qualifying purchase upon opening a new card. ⓘ

[Apply for a Home Depot Consumer Card](#)

- Cedar is naturally resistant to rot and decay
- Use backer rails to build a new fence or repair an existing fence
- Pack includes 4 cedar 6 foot backer rails
- [View More Details](#)

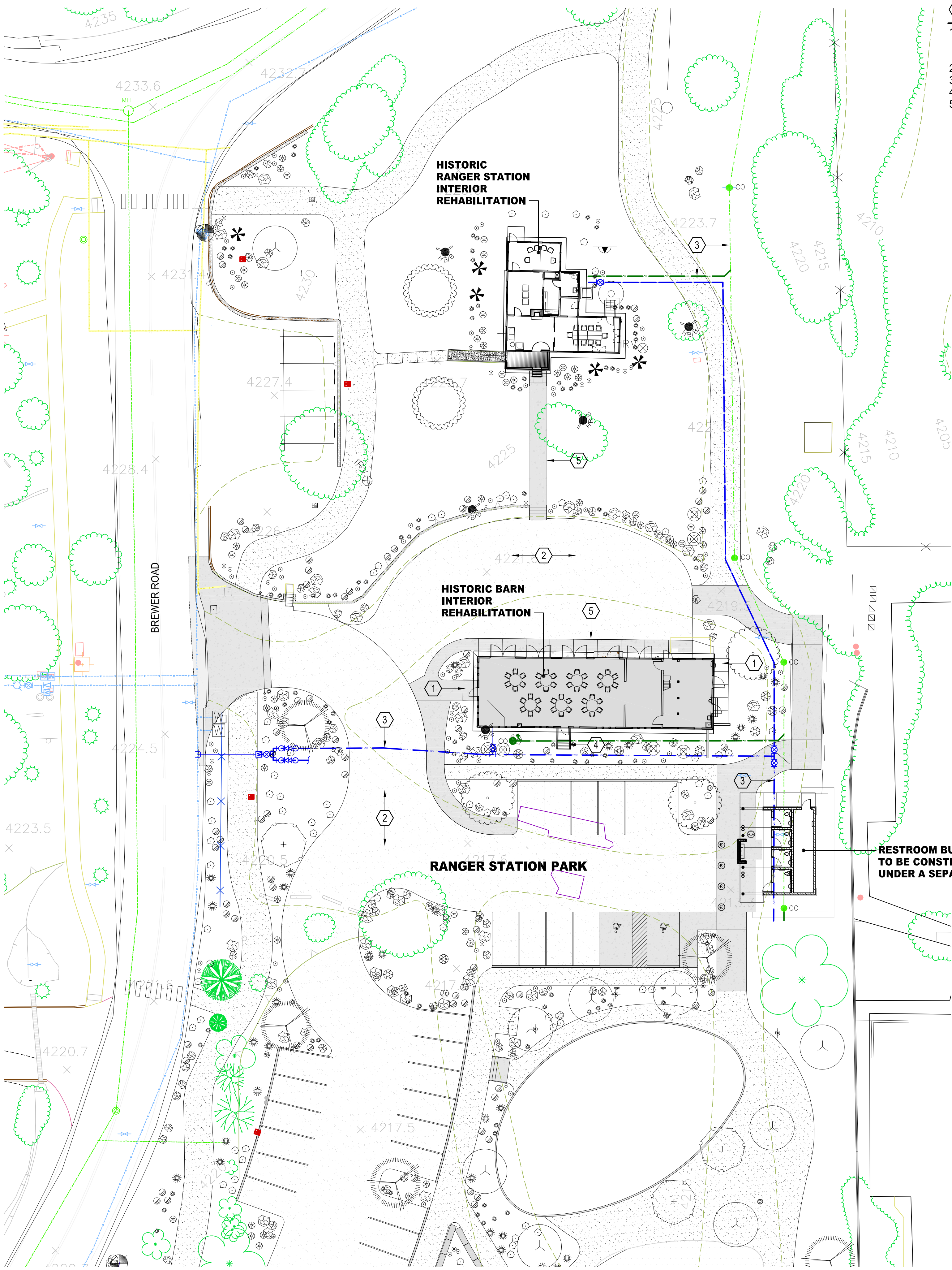
Pickup at [Cottonwood](#) Delivering to [86326](#)

Feedback

Magic Apron Beta [Close](#)AI-generated responses. [More information](#)

Hi! Need help with a product, project, or question? I'm here to assist. What can I help you with today?

[What are the top uses for this product?](#)[Can this item be returned or exchanged?](#)[What is the warranty on this item?](#)



- SPECIFIC DESCRIPTIVE NOTES
1. PROVIDE 4" THICK CONCRETE SIDEWALK OVER COMPACTED AGGREGATE BASE COARSE. FINISH TO MATCH EXISTING OR AS DIRECTED BY THE CITY OF SEDONA REPRESENTATIVES.
 2. EXISTING WALKWAY / PARKING SURFACE COMPLETED BY CITY OF SEDONA.
 3. EXISTING UTILITIES TO REMAIN.
 4. EXISTING STAIR TO REMAIN.
 5. EXISTING SIDEWALK TO REMAIN.

PROJECT DATA

PROJECT DESCRIPTION: INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN.

PROJECT MANAGER: SANDRA PHILLIPS, PE, CFM, ENVSP
ASSISTANT DIRECTOR OF PUBLIC WORKS
EMAIL: SPHILLIPS@SEDONAAZ.GOV

LARRY FARHAT
FACILITIES MAINTENANCE MANAGER
CITY OF SEDONA PUBLIC WORKS
EMAIL: LFARHAT@SEDONAAZ.GOV

ARCHITECT: SWAN ARCHITECTS, INC.
833 N. 5TH AVE.
PHOENIX, AZ 85003
EMAIL: jeff@swanarchitects.com

ADDRESS: RANGER STATION PARK
250 BREWER ROAD
SEDONA, AZ

BUILDING CODES: INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL PLUMBING CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION

BUILDING AREA: HISTORIC BARN:
FIRST FLOOR 1,872 S.F.
LOFT 640 S.F.
TOTAL 2,512 S.F.

CONSTRUCTION TYPE: VB WITH NO A.F.E.S.

OCCUPANCY GROUP: A-3

OCCUPANT LOAD: MULTI-PURPOSE ASSEMBLY / LOFT: 1,492 S.F. / 15 = 99.46
STORAGE: 380 S.F. / 300 = 1.26
LOFT: 640 S.F. / 150 = 4.26
TOTAL OCCUPANTS: 104.98

PLUMBING FIXTURES REQUIRED:

	MEN(53)	WOMEN(53)	OTHER
WC'S	1	1	-
LAVS	1	1	-
EDF	-	-	1
MOP SINK	-	-	1

PLUMBING FIXTURES PROVIDED: NEW RANGER PARK RESTROOM BUILDING TO SUPPLEMENT REQUIREMENTS. BOTTLED WATER OR CHILLED WATER DISPENSER WILL BE FURNISHED BY CITY OF SEDONA.

EXITS REQUIRED: 2 REQUIRED IN ASSEMBLY AREA / 2 EXITS PROVIDED
1 REQUIRED IN STORAGE AREA / 1 EXIT PROVIDED



swan
architects, inc.

architecture
planning
historic preservation

833 N. 5th Ave.
Phoenix, AZ
85003
Tel: 602-264-3083
Fax: 602-274-7658



drawing: ARCHITECTURAL SITE PLAN, PROJECT DATA,
SYMBOLS LIST AND VICINITY MAP

project: **CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336**

date: March 2025
drawn: J.A.S.
checked: J.A.S.
rev:

project number(s):

sheet:

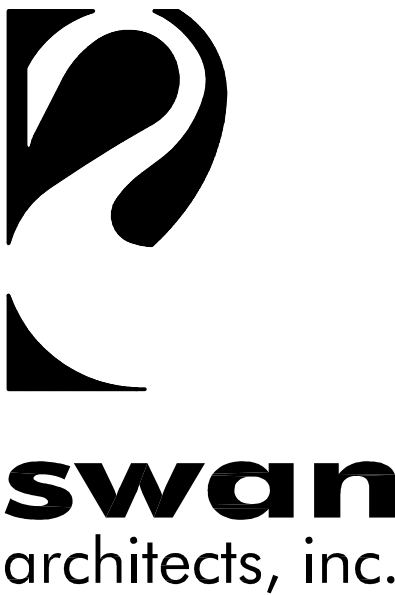
A-1

GENERAL REHABILITATION NOTES

A. EXTERIOR REHABILITATION WAS COMPLETED DURING A PREVIOUS PHASE. INCLUDE IN BID ONLY WORK SPECIFICALLY NOTED OR REQUIRED TO COMPLETE INTERIOR REHABILITATION / RENOVATION / RENOVATION MEASURES.

SPECIFIC DESCRIPTIVE NOTES

- 1. PROVIDE COMBUSTION AIR FLUE. REFER TO MECHANICAL DRAWINGS.
- 2. PROVIDE THRU WALL EXHAUST FAN, REFER TO MECHANICAL DRAWINGS.
- 3. PROVIDE CONDENSING UNIT ON CONCRETE PAD. REFER TO MECHANICAL DRAWINGS.
- 4. EXISTING ACCESSIBLE RAMP TO REMAIN.
- 5. REHABILITATE / STAIN WOOD HANDRAIL / GUARDRAILS.
- 6. REPLACE DETERIORATED WOOD DECK AND STEPS WITH SPACED 2X6 REDWOOD BOARDS AND RELATED TRIM WITH STAIN FINISH.



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85003
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Fax: 602-274-7658



CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: EXTERIOR ELEVATIONS

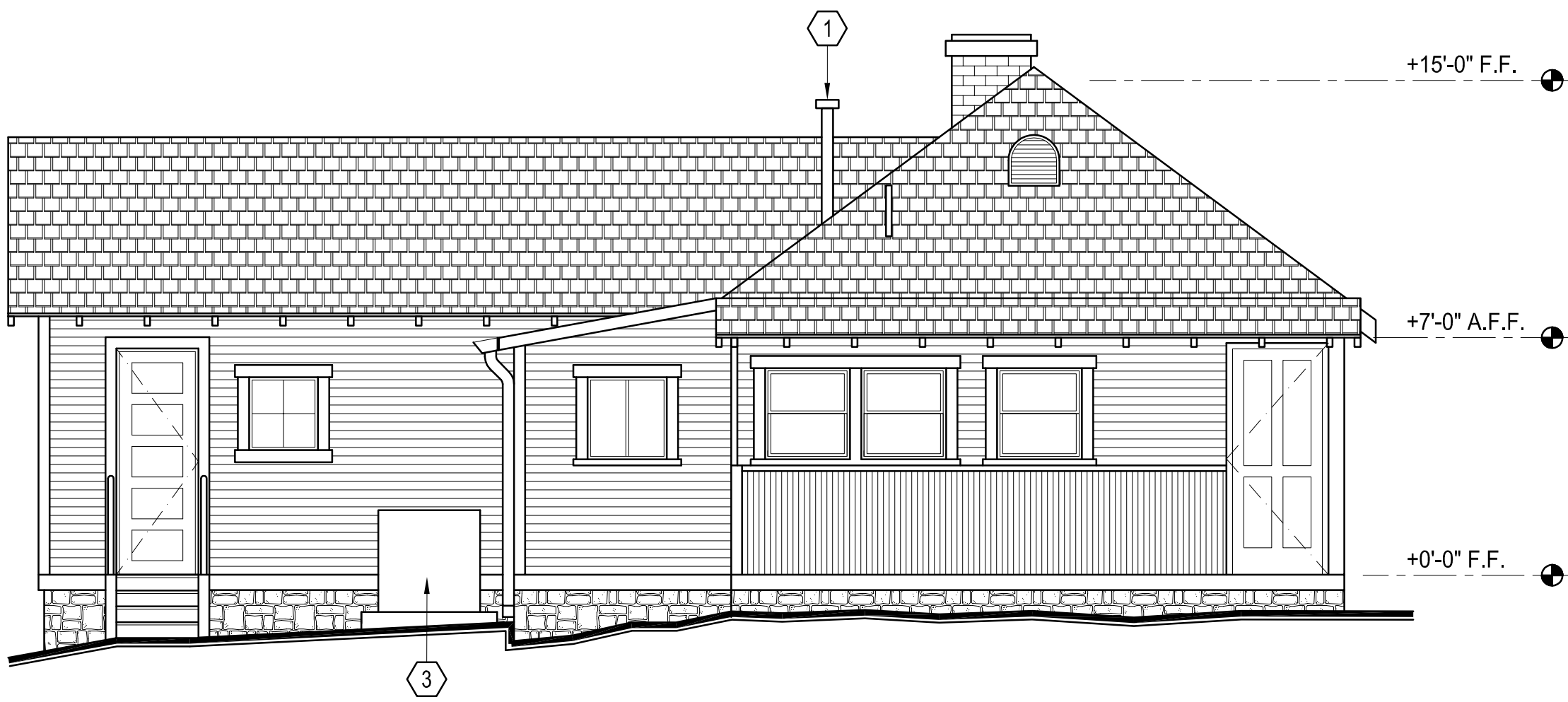
project:

date: March 2025
drawn: J.A.S.
checked: J.A.S.
rev:

project number(s):

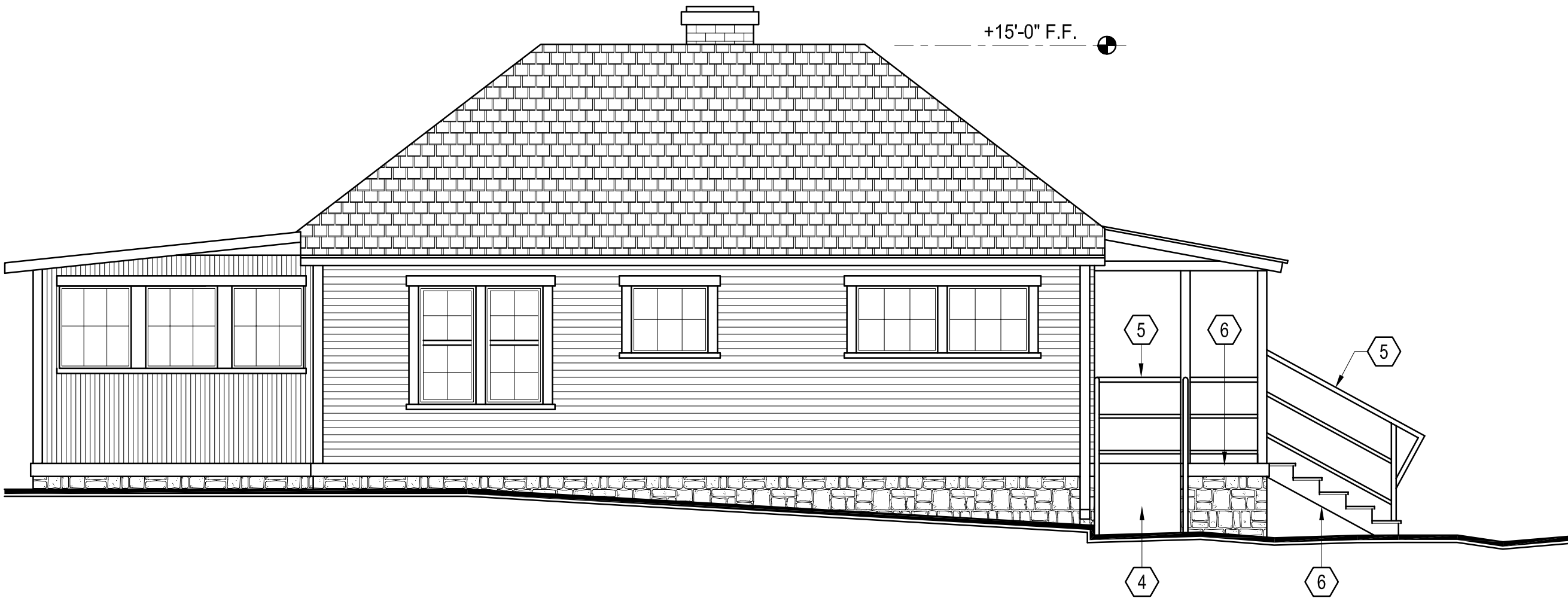
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A-4



NORTH ELEVATION

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



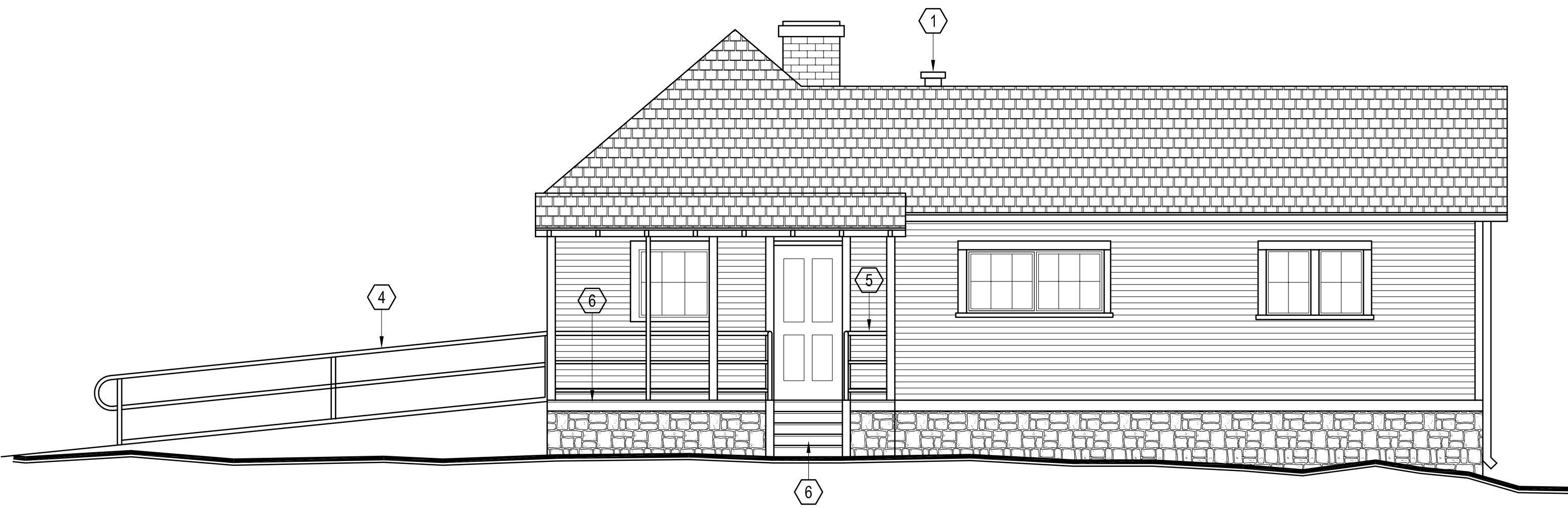
WEST ELEVATION

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



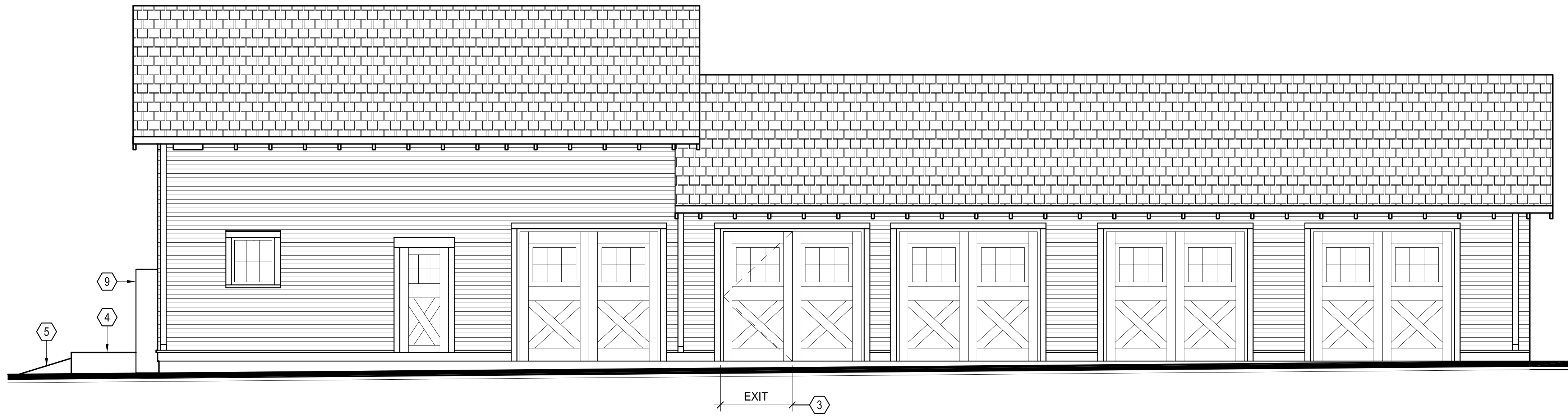
EAST ELEVATION

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

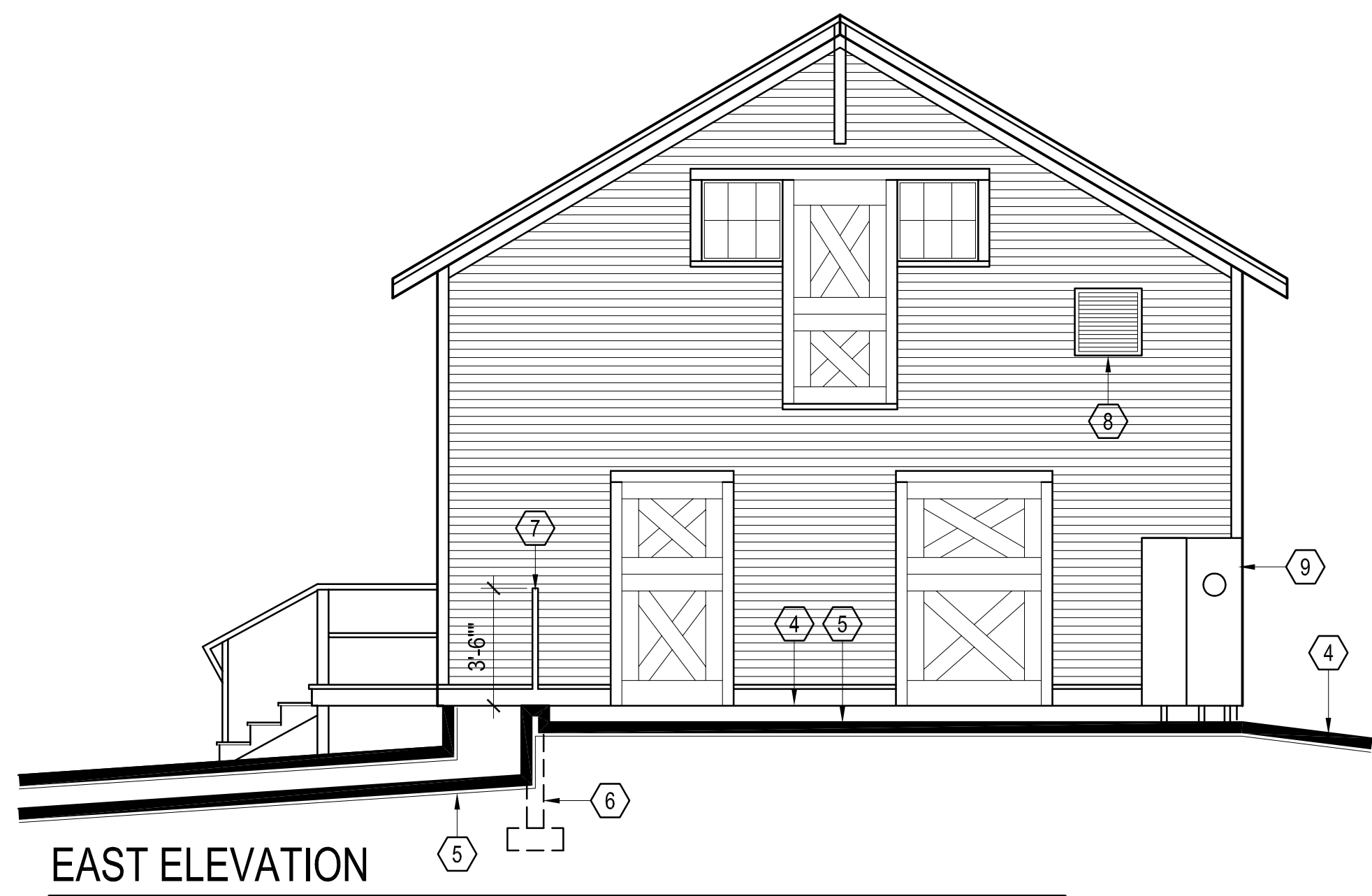


SOUTH ELEVATION

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



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



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



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



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

GENERAL REHABILITATION NOTES

A. EXTERIOR REHABILITATION WAS COMPLETED DURING A PREVIOUS PHASE. INCLUDE IN BID ONLY WORK SPECIFICALLY NOTED OR REQUIRED TO COMPLETE INTERIOR REHABILITATION / RENOVATION MEASURES.

SPECIFIC DESCRIPTIVE NOTES

1. ENLARGE DOOR OPENING AS NECESSARY TO INSTALL 3'-0" WIDE EXIT DOOR. PROVIDE PANIC DEVICE AND RELATED HARDWARE COMPLYING WITH ADA GUIDELINES.
2. PROVIDE / ALTER WOOD CASING / TRIM TO MATCH EXISTING.
3. EXISTING 4'-0" WIDE EXIT DOOR. PROVIDE PANIC DEVICE AND RELATED HARDWARE COMPLYING WITH ADA GUIDELINES.
4. PROVIDE 4" THICK, 3000 PSI CONCRETE SIDEWALK. FINISHES AS REQUIRED BY THE CITY OF SEDONA.
5. GRADING / FILL TO BE COMPLETED BY CITY OF SEDONA.
6. CONCRETE RETAINING WALL TO BE COMPLETED BY CITY OF SEDONA.
7. 2"Ø STEEL PIPE GUARDRAIL TO BE COMPLETED BY CITY OF SEDONA.
8. PROVIDE LOUVER AND WOOD TRIM. REFER TO MECHANICAL DRAWINGS.
9. EXISTING ELECTRICAL SERVICE TO REMAIN.

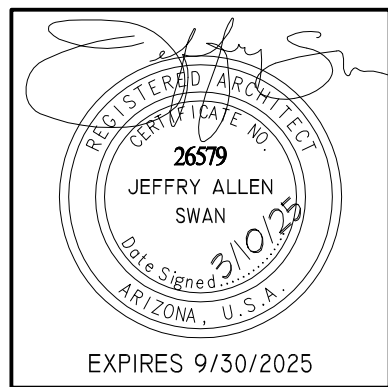


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85003

Tel: 602-264-3083
Fax: 602-274-7658



drawing: EXISTING EXTERIOR ELEVATIONS
project:
**CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336**

date: March 2025
drawn: J.A.S.
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sheet:

A-4