AGENDA

City of Sedona
Historic Preservation Commission Meeting

4:00 PM | **Monday, March 9, 2026**

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, March 9, 2026, 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. December 8, 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. Discussion regarding new applications for Historic Landmark Status for the following properties:
      i. 775 Back O Beyond Road (APN 408-13-022H)
      ii. 20 Pinewood Drive (APN 401-22-007A)
   b. Update on Historic Resource Survey Update.
   c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.
6. **FUTURE MEETING DATES AND AGENDA ITEMS**
   a. Monday, April 13, 2026; 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: March 5, 2026 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, December 8, 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 Present: Cari Meyer and Donna Puckett

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

Cari announced that we were awarded the grant to match the funding that we set aside to update the Historic Resource Survey, so we will be working on getting that grant approved by the City Council and moving forward with an RFP for a consultant.

Regarding the Madole-Rigby house, Cari reported that the property is on the City Council's agenda for tomorrow for consideration of a Zone Change request. The Planning & Zoning Commission recommended denial of the application, but the City Council will consider it tomorrow afternoon. Since it was for a Zone Change the Planning & Zoning Commission makes a recommendation and the City Council makes the final decision, and in their packet, City Council has the letter that the Commission sent and the Commission's concerns are in the Agenda Bill.

3. APPROVAL OF THE FOLLOWING MINUTES:
a. November 10, 2025

Chair Meyers referenced the minutes of the November 10th meeting and asked for any corrections, hearing none, he then stated that the minutes are 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.)

The Chair 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/possible direction regarding a report to City Council regarding the Historic Preservation Commission's accomplishments in the past year.

Chair Meyers introduced the agenda item.

Cari indicated that the meeting is scheduled for January 13th at 4:30 p.m., and the Chair noted that Vice Chair Segner volunteered to create a white paper. Cari then explained that the Agenda Bill is due at the end of next week, so she updated some of the numbers and the Commission needs to finalize what is to be presented.

Presentation by Vice Chair Segner.

Commission's' comments and suggestions

By consent, the Commissioners indicated they are comfortable with the draft white paper with staff's updates and additions.

Cari stated that the Agenda Bill is due by noon next Thursday, if they have any additional items.

Additional Commission questions and comments.

Cari indicated that she would update the section about the grant funding and that might be on their agenda for City Council to accept. She also will attempt to send out a final draft by Monday for the Commission to review.

Regarding what Council may be interested in, Commissioner Fiene asked about next year's workload and referenced the mid-century modern properties that is being queued up. The Chair agreed and noted that period would be up to 1975, and we can accumulate data.

Commissioner Fiene recommended a publication that the City of Phoenix's Historic Preservation Commission has for mid-century modern. Chair Meyers noted that we are already looking at two mid-century modern houses and there are more. Commissioner Fiene then added that Seven Arches is coming up, and Commissioner Woods noted that he can look at the list of the Don Woods' homes. Vice Chair Segner added that he would check with the Design Group regarding that period, and Commissioner Stupak mentioned the Madole Rd. houses.

Cari summarized the Commission's direction as follows:

- *Verify all of the numbers for accuracy.*
- *Add some details to the completed surveys, e.g., parcel numbers or addresses.*
- *Add the recommendation to the Planning & Zoning Commission regarding the Rigby house.*
- *Under Commission Administration, add discussions about the bathroom at the Ranger Station Park.*
- *Add a note about the Certificate of No Effect for the "Apple Turnover" sculpture.*
- *Add a section about what is being worked on for next year which includes beginning to survey properties up to 1975, including potential mid-century houses, e.g., the "Seven Arches House", Don Woods, Design Group homes and Madole homes.*
- *Update the Grant and Preservation section to reflect the grant award.*

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

Commissioner Stupak reported that she and Commissioner Fiene surveyed the "Tall in the Saddle House", and it will be the only movie set left intact from John Wayne's 1944 movie "Tall in the Saddle". The building was moved around 1954 from Schnebly Hill but probably intact. Hermeen Peterson is thrilled to have signed the permission to landmark it, and she has made it into a museum in the interior with posters of John Wayne.

Commissioner Stupak also indicated that the Church of the Red Rocks has tabled the designation until another year. Sedona Community Cemetery has been surveyed, but we may approach them again in '26. Commissioner Woods stated that Tawn (Albright) is out of town until February, but he indicated they would like to try to do this, although he did ask if a landmarked building can be de-landmarked. Cari explained it would be the same kind of process except backwards.

Commissioner Fiene questioned the designation of the "Doodlebug Ranch" because it has been changed so radically, and Cari pointed out that it would be within the scope of work of the updated survey, and there is a separate process if they did work without a permit.

Commissioner Wood indicated that he will compile information on the two houses and Commissioner Stupak stated that she is hoping to hear from the Star Motel.

No direction was given.

6. FUTURE MEETING DATES AND AGENDA ITEMS

a. Monday, January 12, 2026; 4:00 pm

The January 12th meeting is tentatively canceled unless we need something from HPC for the grant, but we plan to meet on the second Monday in February. Regarding agenda items, Commissioner Fiene asked about the HPC Handbook and if it was updated in June of 2018.

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 4:47 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 December 8, 2025.

_____ _____

Donna A. S. Puckett, Administrative Assistant Date

Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Agenda Items

a. Discussion regarding new applications for Historic Landmark Status for the following properties:
    a. 775 Back O Beyond Road (APN 408-13-022H)
    b. 20 Pinewood Drive (APN 401-22-007A)
b. Update on Historic Resource Survey Update.
c. Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.

A summary of the items on HPC's agenda for March 9, 2025, are included below. Supplemental information is provided as attachments.

ITEM 5A
Discussion regarding new applications for Historic Landmark Status for the following properties:

a. 775 Back O Beyond Road (APN 408-13-022H)

b. 20 Pinewood Drive (APN 401-22-007A)

The City has received two applications for landmark status – 775 Back O Beyond Road and 20 Pinewood Drive. The application packets are attached to this memo.

Both projects are at the beginning of the review process, which will include, at a minimum, evaluation by a historic consultant, community outreach, and a public hearing.

This item is included on the agenda as a primarily information-only item to make sure the commissioners are aware of the applications. Both will come back to the Commission in the future for a public hearing, discussion, and possible action.

ITEM 5B
Update on Historic Resource Survey Update.

The City of Sedona is pursuing an update to the Historic Resource Survey, which was last updated in 2014. The RFP for this update is set to close on March 4, after which time a committee will be convened to select the consultant. Staff may provide additional updates during the meeting. No additional materials are provided for this item.

ITEM 5C
Discussion/possible direction regarding ongoing updates to historic surveys and potential landmarks.

This agenda items provides for an opportunity for Commissioners to provide updates on historic surveys they have recently completed or are currently working on, as well as any property owners who have been approached regarding pursuing landmark status for their property. No additional materials are provided for this item.

https://sedonaaz.sharepoint.com/sites/CD/Documents/HISTORIC PRESERVATION/HPC COMMISSION/Meeting Materials/2026-03-09/2026-03-09 HPC Memo.docx

Historic Landmark Application
LDC Section 8.7: Historic Preservation Procedures

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

Application Requirements:
1. Completed Application
2. Completed Historic Resources Inventory Form
3. Legal Description of Property and Survey
4. Other information relevant to the request for historic landmark status (pictures of property, newspaper articles, etc.)

Date Rec'd:	
H.R.S No:	HPC-000004
Staff:	

1. APPLICANT INFORMATION

Owner Name:	Hermeen Peterson		
Address:	775 Back O Beyond Rd., Sedona, AZ 86336	Phone:	928-203-6097
E-mail:	michelleannw1967@yahoi.com	Cell Phone:	
Contact *(if other than the owner)*:	Daughter Michelle	Contact's Phone:	602-361-3660

2. PROPERTY INFORMATION

Address/Location:	775 Back O Beyond Rd	Zoning:	
County:	Yavapai County	APN:	408-13-022H
Subdivision:	Legacy Ranch	Acres:	33 acres
Historic Name:	Tall in the Saddle House		

3. HISTORIC RESOURCE DESIGNATION

Designation to be applied to:	■ Structure(s)	☐ Property	☐ Partial Property	☐ Other *(describe below)*
Description: Please include map)	House used on movie set for 1944 John Wayne film "Tall in the Saddle"			

4. ADDITIONAL INFORMATION (attach additional sheets if necessary)

This movie house was used for the John Wayne movie "Tall in the Saddle" and has been moved from its original location on Schnebly Hill. This is the only building remaining from that movie and is original. It documents and relates a story of the long history of movie making in Sedona.

Hermeen Peterson
Owner Signature

11-20-25
Date

RECEIVED
NOV 20 2025
CITY OF SEDONA
COMMUNITY DEVELOPMENT



RECEIVED
NOV 20 2025
CITY OF SEDONA
COMMUNITY DEVELOPMENT

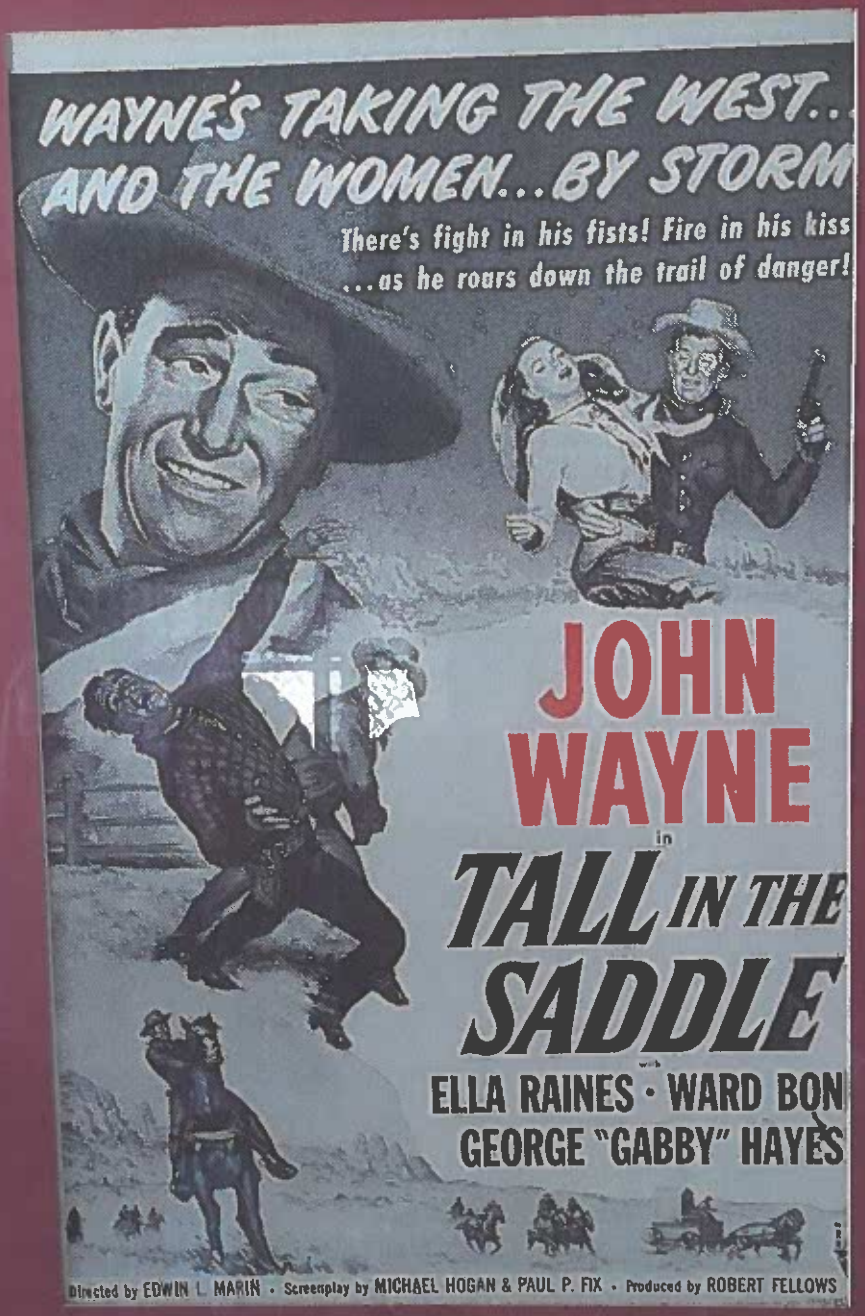


RECEIVED
NOV 20 2025
CITY OF SEDONA
COMMUNITY DEVELOPMENT






Washroom


WAYNE'S TAKING THE WEST...
AND THE WOMEN...BY STORM
There's fight in his fists! Fire in his kiss
...as he roars down the trail of danger!
JOHN WAYNE
in
TALL IN THE SADDLE
with
ELLA RAINES · WARD BON
GEORGE "GABBY" HAYES
Directed by EDWIN L. MARIN · Screenplay by MICHAEL HOGAN & PAUL P. FIX · Produced by ROBERT FELLOWS

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	775 Back O'Beyond Rd.	Survey Site #:	
Historic Name:	Movie set home--ranch house	Zoning:	86336--private ranch land
APN #:	408-13-022H	Acres:	33 acres--set on owner's ranch
County:	Yavapai	Subdivision:	Back O'Beyond
Owner name:	Hermeen Peterson	Owner Address:	775 Back O'Beyond Rd, Sedona 86336

BUILDING INFORMATION

Construction Date:	Used and built in 1944 for	Estimated:	X	Known:		Source:	Owner
Architect:	movie "Tall in the Saddle"	Not determined:	X	Known:		Source:	
Builder:	starring John Wayne	Not determined:	X	Known:		Source:	

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

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

Describe: Ranch house moved from where movie was filmed to current location around 1954. Original site was up Schnebly Hill.

USES/FUNCTION

Current Use:	John Wayne Museum
Historic Use:	Movie set for "Tall in the Saddle" with John Wayne
Sources:	

SIGNIFICANCE

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

1944 movie set for "Tall in the Saddle"

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

John Wayne starred in the movie.

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

Consistent with a movie set building.

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

None

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

1. Location

Original site:		Moved:	X	Date:	c 1954	Original Site:	Schnebly Hill Rd.

2. Design

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

Typical for a movie set ranch house--one story

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

Located on a 33-acre ranch--Legacy Ranch

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

Moved to a more secure location.

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

Walls (structure):	Wood frame	Foundation:	Rubble plank floor	Roof:	Corrugated steel w/ gutters
Wall Sheathing:	Wood plank siding				

If the sheathing has been altered, what was it originally?

Windows:	Wood trim around windows and door

If the windows have been altered, what were they originally?

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

Typical construction for a movie set building.

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

If not considered eligible, state reason:

FORM COMPLETED BY:

Name:	K. Stupak and J. Fiene	Date:	11/7/2025

PROPERTY INFORMATION

Address: 775 Back O'Beyond Rd.

Construction Date: 1944

Historic Name: "Tall in the Saddle" movie set cabin

Period of Significance Dates*: Movie making in Sedona

*National Register properties

CONTRIBUTING FEATURES - EXTERIOR

"Does the feature add to the historic significance of a property?"

Please check the boxes below if it is a contributing or character defining feature, and provide a description of that feature.

☑ **Roof** *(shape, slope, visibility, materials, colors, patterns, roof features (cupolas, chimneys, dormers, etc.)*

Corrugated grey steel

☐ **Projections** *(porches, cornices, bay windows, balconies, turrets, overhanging eaves, etc.)*

☑ **Materials** *(type, colors, patterns, combinations of materials)*

Wood plank siding painted light tan color.

☑ **Windows** *(arrangement, pattern, relationship; distinctive features of the windows)*

Wood-trimmed windows and door painted terra cotta color.

☑ **Trim and Secondary Features**
(window, door, or other trim; colors, materials, patterns; shutters, decorative gables, railings, etc.)

Door in front with 4 pane windows. On either side of door are windows with 8 glass panes in each.

☑ **Architectural Details** *(workmanship, quality, style, handmade/machine made, artistic, etc.)*

The building would have been made on the original movie location up Schnebly Hill.

☐ **Other**

CONTRIBUTING FEATURES - INTERIOR

Are there interior features that contribute to the historic significance of the property? Yes ☐ No ☐

If the answer is yes, please check the appropriate box and describe those features below.

☐ **Doors**

☐ **Fireplace**

☑ **Floors**

Wood plank floors

☑ **Walls**

Wood plank walls and ceiling

☐ **Architectural Details**

☑ **Rooms**

Two rooms with added toilet at side.

☑ **Other**

The building is a 969 square feet in size.

CONTRIBUTING FEATURES – SITE/SETTING

Which elements of the site contribute to the historic significance of the property?

☑ **Setting**

Consider: outbuildings, landscaping, hardscape; walkways, driveways; location, orientation, views; alignment or relationship of features/structures on the site.

Where it is located today is very secluded and will be protected on the Legacy Ranch property.

FORM COMPLETED BY:

Name: K. Stupak and J. Fiene Date: 11/7/2025

City of Sedona, Land Development Code Article 8 Definitions:

"Contributing" means a classification applied to any historic resource signifying that it contributes to the defining characteristics and integrity of the Landmark or Designated Historic District.

"Integrity" means a measure of the authenticity of a historic resource's identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period in comparison with its unaltered state. For example, a historic building of high integrity has few alterations or ones that can be easily reversed, and an archaeological site with high integrity is one that is relatively undisturbed. Evaluation criteria in determining integrity include a historic resource's association, design, feeling, location, and materials.

National Park Service, National Register Glossary:

"Contributing resource"- a building, site, structure, or object adding to the historic significance of a property.

"Integrity" -authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

HISTORIC LANDMARK APPLICATION

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

Please submit your application with a completed Sedona Historic Property Inventory Form or work with staff to complete an Inventory Form.

Date Rec'd:	11/25/24	H.R.S No:	HPL-00003
No Fee Req'd		Staff:	qfm

1. APPLICANT INFORMATION

Owner Name:	OLIVIER LEROY.		
Address:	20 PINEWOOD DRIVE.	Phone:	928.862.26.90.
E-mail:	MONTECORE20030@gmail.com	Cell Phone:	928.419.15.92.
Contact *(if other than the owner)*:		Contact's Phone:	928.862.26.90.

2. PROPERTY INFORMATION

Address:	20 PINEWOOD drive. SEDONA.	Zoning:	RS-10.
County:	COCONINO	Parcel #:	*401-22-007a. 401-22-006C.
Subdivision:	OAK CREEK KNOLLS LOT. 829.	Acres:	0.46.
Historic Name:	44. LITTLE HORSE PARK.		

3. HISTORIC RESOURCE DESIGNATION

Designation to be applied to:	☒ Structure(s) or ☒ Property or ☐ Partial Property or ☐ Other *(describe below)*
Description: Please include map	Howard Nadolo Home.

4. ADDITIONAL INFORMATION

Years Built. 1959.

Owner Signature

1 November 2024.
Date

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	20 pinewood dr · Sedona.	Survey Site #:	case 1 Map 12 Records.
Historic Name:	Little Horse Park.	Zoning:	RS-10.
APN #:		Acres:	0.46.
County:	COCONINO.	Subdivision:	OAK creek KNOLLS.
Owner name:	olivier leroy.	Owner Address:	20 pinewood dR Sedona AZ. 86336.

BUILDING INFORMATION

Construction Date:	1959/May 5.	Estimated:		Known:		Source:	TITLE Agency.
Architect:	HADOLE.	Not determined:		Known:		Source:	Empire west.
Builder:	HADOLE Adobe CONSTRUCTION.	Not determined:		Known:		Source:	FLAGSTAFF planning ZONING.

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

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

Describe: charming COTTAge well preserve southwest.

USES/FUNCTION

Current Use:	PERSONAL Residence.
Historic Use:	
Sources:	

SIGNIFICANCE

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

oak creek KNOLLS was a subdivision IN Sedona, AZ. One of the FIRST HOMES Built IN the subdivision. was designed By Howard Hadole.

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

Norman McGee - '60s talk show host. Keep Sedona Beautiful founder (?) homeowner

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

STACKED SCHIST rock walls AND fireplace penetrate the window wall, Roof asphALL AND gravel, Cay. ORT garage

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

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

1. Location

Original site:		Moved:		Date:		Original Site:	44 Little Horse park. oak creek Knolls.

2. Design

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

No Alteration from original design.
New windows Double Glaze 2019 and doors.

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

Mountain views, Red Rock, Cathedral Rock, Tree, view.

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

None.

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

Walls (structure):	Brick, Stone.	Foundation:	SLAB	Roof:	Rolled Asphalt.
Wall Sheathing:					

If the sheathing has been altered, what was it originally?

None. Cement.

Windows:	Larger windows with Fixed vertical panes.

If the windows have been altered, what were they originally?

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

adobe Brick, carport garage Attache To the House, Entries under Roof, Schist Rock Fireplace, exposewood ceilings, galley kitchen

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

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

If not considered eligible, state reason:

FORM COMPLETED BY:

Name:	Olivier Leroy.	Date:	1 November 2024.

Sedona Historic Property Inventory Form — Contributing Features

PROPERTY INFORMATION

Address: 20 pinewood drive. Construction Date: 1959.

Historic Name: Dragonfly cottage. Period of Significance Dates*:

*National Register properties

CONTRIBUTING FEATURES - EXTERIOR

"Does the feature add to the historic significance of a property?"

Please check the boxes below if it is a contributing or character defining feature, and provide a description of that feature.

☒ **Roof** *(shape, slope, visibility, materials, colors, patterns, roof features (cupolas, chimneys, dormers, etc.)*

Flared Roofline, asphalt, Rolled Hot. Top, cream color.

☒ **Projections** *(porches, cornices, bay windows, balconies, turrets, overhanging eaves, etc.)*

carport garage attached to the House with breezeway.

☒ **Materials** *(type, colors, patterns, combinations of materials)*

Brick stone, schist. light grey.

☒ **Windows** *(arrangement, pattern, relationship; distinctive features of the windows)*

Double glaze and sliders throughout. light greg color.

☒ **Trim and Secondary Features**
(window, door, or other trim; colors, materials, patterns; shutters, decorative gables, railings, etc.)

Dark grey. shutters, clerestory. windows.

☒ **Architectural Details** *(workmanship, quality, style, handmade/machine made, artistic, etc.)*

classic concrete Block design with stacked natural stone accents.

☒ **Other**

Small galley kitchen, Tongue and groove cathedral ceiling. Large stacked stone Fireplace.

CONTRIBUTING FEATURES - INTERIOR

Are there interior features that contribute to the historic significance of the property? Yes ☐ No ☐

If the answer is yes, please check the appropriate box and describe those features below.

☐ **Doors**

☒ **Fireplace**

Large Fireplace, schist Rock walls that penetrate.

Sedona Historic Property Inventory Form — Contributing Features

☒ Floors

Concrete, Stone.

☒ Walls

Adobe Brick.

☒ Architectural Details

Entries are under Roof and carport, USONIAN Home.

☒ Rooms

2 Bedroom, 2 Bathroom.

☒ Other

exposed wood ceilings.

CONTRIBUTING FEATURES – SITE/SETTING

Which elements of the site contribute to the historic significance of the property?

☒ **Setting**

Consider: outbuildings, landscaping, hardscape; walkways, driveways; location, orientation, views; alignment or relationship of features/structures on the site.

Location, orientation.

FORM COMPLETED BY:

Name: Gluwenkoy. Date: 1 November 2024.

City of Sedona, Land Development Code Article 8 Definitions:

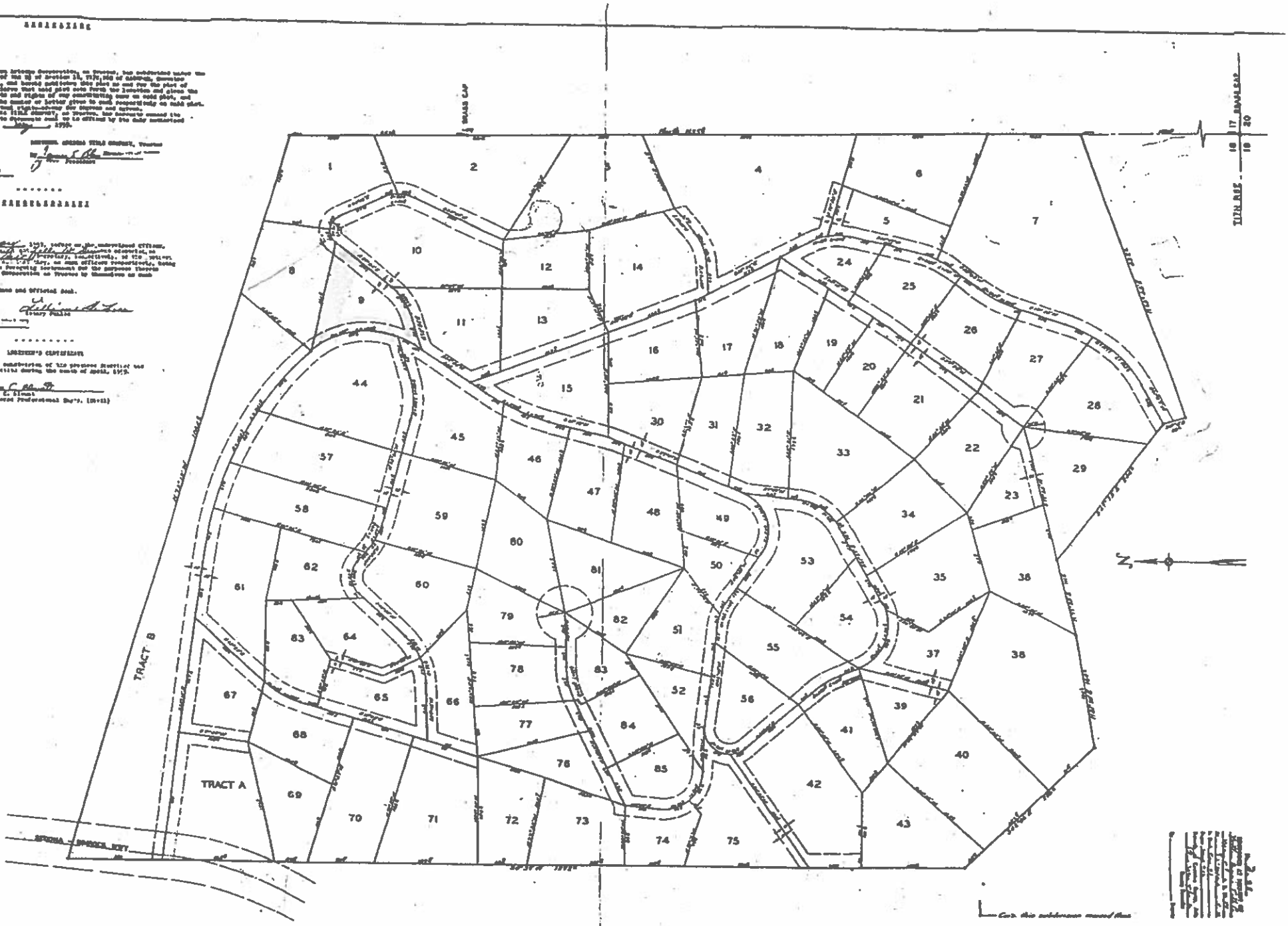
"Contributing" means a classification applied to any historic resource signifying that it contributes to the defining characteristics and integrity of the Landmark or Designated Historic District.

"Integrity" means a measure of the authenticity of a historic resource's identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period in comparison with its unaltered state. For example, a historic building of high integrity has few alterations or ones that can be easily reversed, and an archaeological site with high integrity is one that is relatively undisturbed. Evaluation criteria in determining integrity include a historic resource's association, design, feeling, location, and materials.

National Park Service, National Register Glossary:

"Contributing resource"- a building, site, structure, or object adding to the historic significance of a property.

"Integrity" -authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

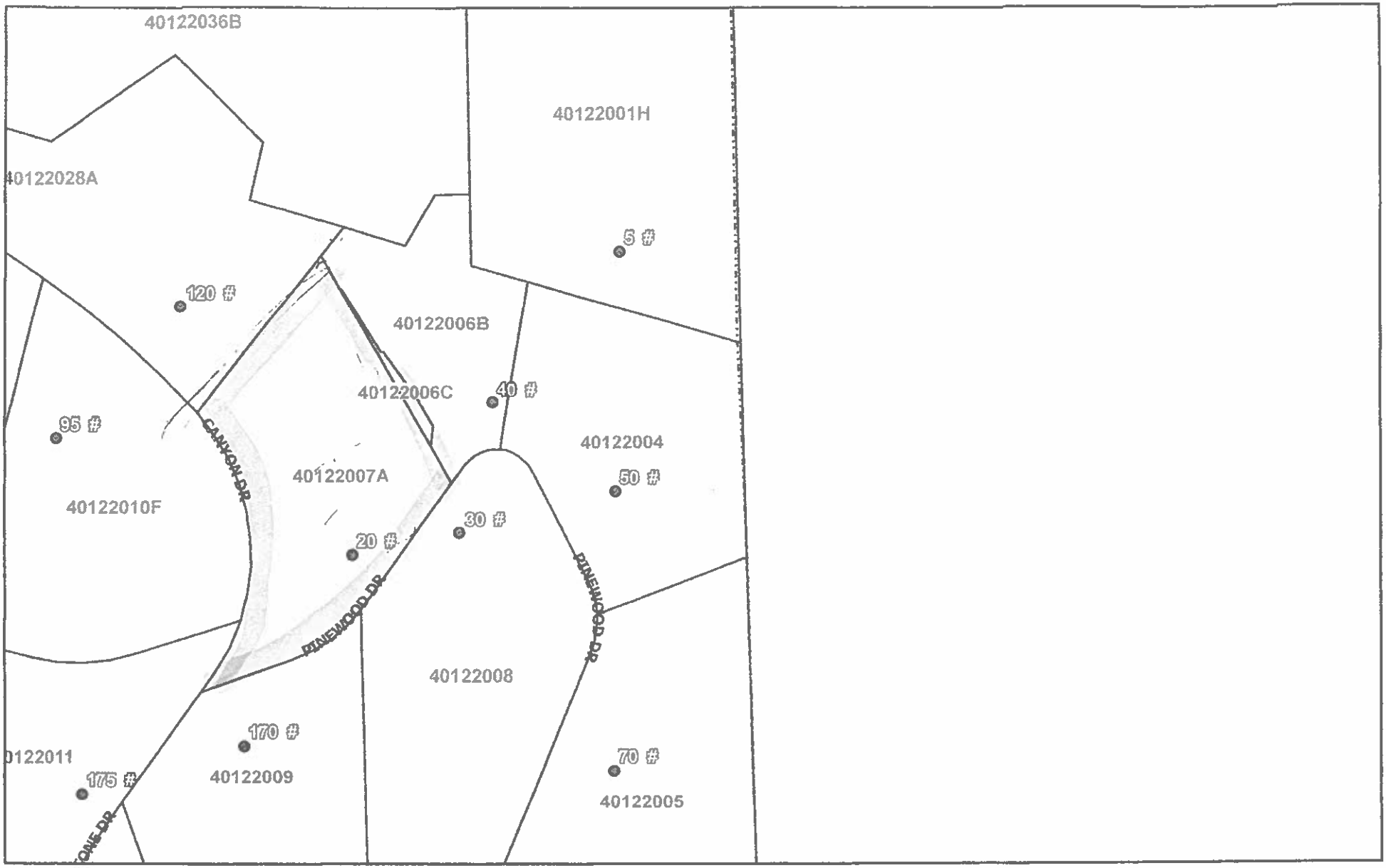


OAK CREEK KNOLLS

A SUBDIVISION OF PART OF THE E½ OF SECTION 18 T17N R6E OF G.&S.R.B.&M. COCONINO COUNTY ARIZONA

JOB NO 3072

Parcel Viewer Map



2/5/2021, 9:33:04 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

County Boundary

Coconino County Parcels

Land Ownership

National Forest

Municipal Boundaries

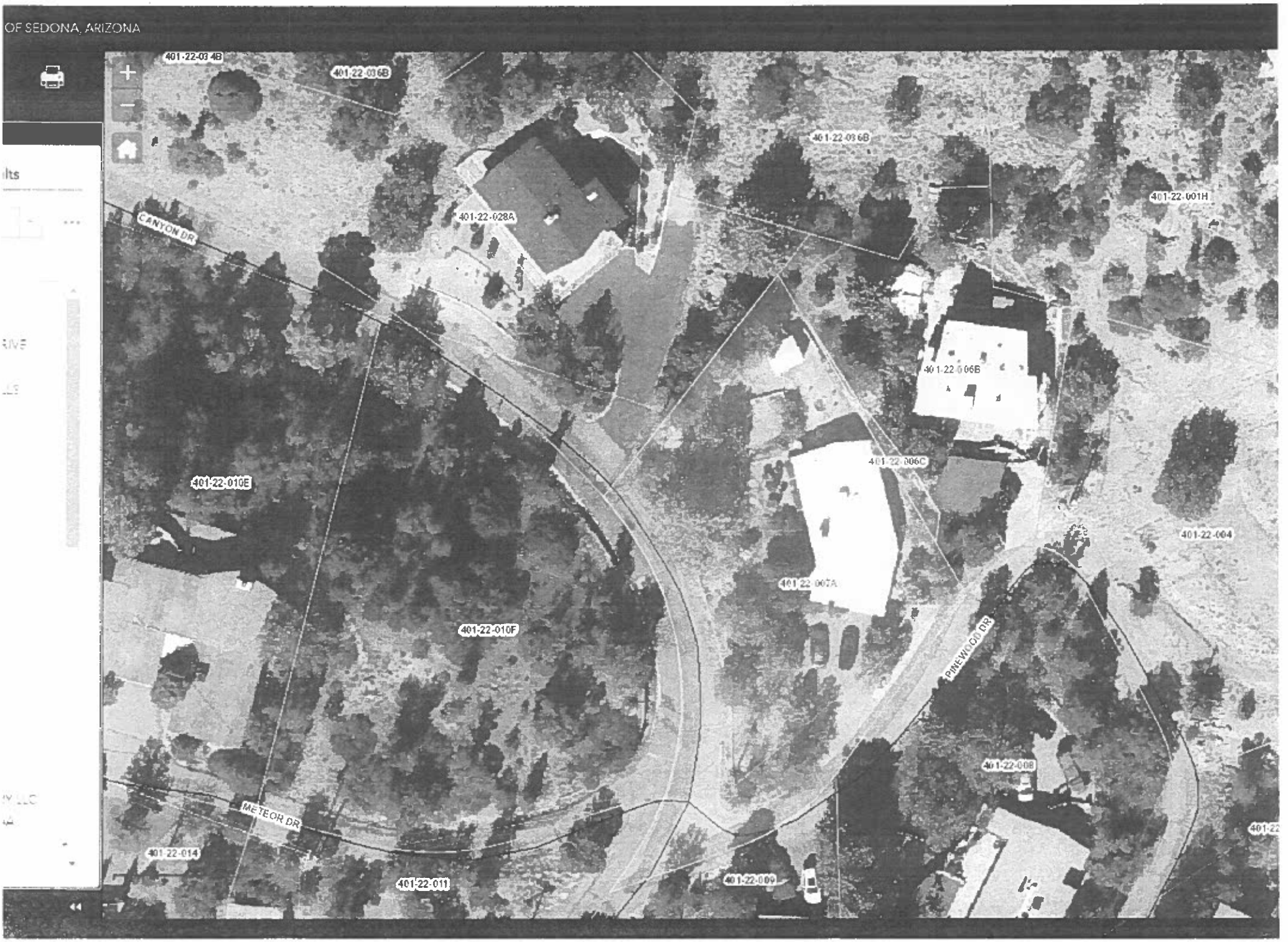
Addresses

Primary

Private

Coconino County GIS

This is not a legal document. No warranty of accuracy is given or implied


OF SEDONA, ARIZONA
401-22-034B
401-22-036B
401-22-036B
401-22-001H
401-22-028A
CANYON DR
401-22-006B
401-22-006C
401-22-010E
401-22-004
401-22-007A
401-22-010F
PINEWOOD DR
401-22-008
METEOR DR
401-22-014
401-22-011
401-22-009