

Sedona Historic Property Inventory Form**PROPERTY INFORMATION**

Address:	20 Bear Wallow Lane	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-12-016C	Acres:	1.16
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:		Estimated:		Known:		Source:	
Architect:		Not determined:		Known:		Source:	
Builder:		Not determined:		Known:		Source:	

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

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

USES/FUNCTION

Current Use:	Vacant Land
Historic Use:	Probably Agricultural
Sources:	Field observations

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

This parcel was a part of the historic Farley Homestead. This parcel does not abut Oak Creek.

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. A year-around source of water was the primary reason that agriculture became the driving force in the economy of the area, and irrigation was the key to the success of the farming in the Sedona Area. This parcel includes a section of the historic Farley/Steele Ditch (see individual inventory form for the Farley/Steele Ditch). This section of the Farley/Steele Ditch is unlined. The Farley/Steele Ditch is an important structure which helps to tell the story of irrigated farming on Schnebly Hill Road.

This property, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These properties, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. This parcel has not been developed. Other parcels in the vicinity have been re-developed in the mid-twentieth century as the transition was being made from agriculture to commercial and residential development and eventually a tourist-based economy.

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The population of the incorporated City of Sedona according to the 2020 Decennial U.S. Census is 9,684 and reflects considerable growth and development in the area in the last twenty years. Although this number seems small, the population would be expanded considerably if the immediate areas outside the city limits in both Coconino and Yavapai counties were included. Although some farming has continued in the greater Sedona area, it is greatly diminished by the growth of the area.

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

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

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:
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2. Design

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

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

Formerly part of the Farley Homestead, this parcel was farmed by the Farleys and the Steeles. An unlined section of the Farley/Steele ditch is visible on the property.

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

This parcel has been allowed to revert to native plants along with numerous introduced deciduous trees along Bear Wallow Lane.

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

Walls (structure):	Foundation:	Roof:
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Wall Sheathing:

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

Windows:

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

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

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RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

Individually, the Property <u>is</u> eligible:	Individually, the Property <u>is not</u> eligible: X
Property <u>is</u> eligible as a contributor to a potential historic district:	Property <u>is not</u> eligible as a contributor to a potential historic district:
More information needed to evaluate:	
If not considered eligible, state reason: Vacant land with sections of the Farley/Steele Ditch.	

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Landscape along Bear Wallow Lane, Uptown Sedona in the Background, 20 Bear Wallow Lane

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Landscape With Walking Path, 20 Bear Wallow Lane

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PROPERTY INFORMATION

Address:	65 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-002C	Acres:	0.9
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	1930s	Estimated:	X	Known:		Source:	Farley Ditch Investigation Field Notes, Sharon Masek Lopez and David Tracy, 2 Aug. 2018
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

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

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

Describe: The only structure on this parcel is a seep well on the southwest corner of the property. The square housing for the seep well is a ruin. It is constructed of dressed, mortared Moenkopi Sandstone and concrete. The purpose of this seep well was to provide water prior to and after the availability of electricity. Rather than drill a well, the seep well was designed as catchment for water that seeps out of the ground.

The concept of a seep well rather than a dug or drilled well is an important historical approach to obtaining water in the Sedona area.

USES/FUNCTION

<i>Current Use:</i>	Ruin
<i>Historic Use:</i>	Seep Well, Agriculture
<i>Sources:</i>	Field observations

SIGNIFICANCE

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

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. This seep well is said to have provided water to the Gassaway House, which is across Schnebly Hill Road and on top of a hill, as there was no water source available to the Gassaway House. When electricity became available in the 1940s, a pump and water lines were installed to provide water to the Gassaway House from this well. Water was dipped from the well and hauled and later pumped and piped to its destination.

This property was never developed and is vacant land except for the well.

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

N/A

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

Vernacular, hand built housing for a seep well.

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:	X	Moved:		Date:		Original Site:	
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2. Design

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

The housing for the seep well is currently in ruin. Pipes have been removed or altered, a large hole at the base of the housing gives direct access to the well, which does hold water, and large pieces of the building are missing or lying on the ground.

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

Much of the area to be developed in the Schnebly Hill Road and Bear Wallow Lane area along Oak Creek are located in the floodway of Oak Creek. Indeed, this area has flooded numerous times and natural drainage areas are prevalent on much of the area. As the area was formerly farmed, and there are a few remaining fruit trees as well as native and introduced grasses and native plants. The predominant native plants are Mesquite and Soap tree Yucca. The well is very close to a currently dry tributary of Oak Creek and also to Oak Creek.

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

This parcel was formerly part of the Steele family's fruit farm. There are only a few remaining fruit trees. Mature Fremont Cottonwood and Arizona Sycamore trees line the Oak Creek side of the property.

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

Walls (structure):	Moenkopi Sandstone	Foundation:	concrete	Roof:	None
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Wall Sheathing: Moenkopi Sandstone

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

Windows: none

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

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

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Dressed and mortared red Moenkopi Sandstone enclose the seep well in a small, square, roofless housing (building).

RECOMMENDATIONS OF ELIGIBILITY (*opinion of surveyor*)

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	X
Property <u>is</u> eligible as a contributor to a potential historic district:		Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			
<i>If not considered eligible, state reason:</i> The structure has lost context and integrity and is a ruin.			

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Seep Well Housing, 65 Schnebly Hill Road

Sedona Historic Property Inventory Form



Landscape, 65 Schnebly Hill Road

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	95 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-001A	Acres:	1.1
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	Ca. 1950	Estimated:	X	Known:		Source:	Outdoor sink dated 1951
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

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

Good <i>(well maintained, no serious problems apparent):</i>		Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>	X	Ruin/Uninhabitable:	
<p><i>Describe:</i> This wood frame, wood sided dwelling is approximately 70 years old and has been a rental for the last twenty plus years. Although maintained, the building is currently vacant and so recent maintenance has been scaled back. It is weathered on the exterior with deteriorated wood at the bottom of the walls. The roof needs some slight repairs. Otherwise, the condition is fair and livable.</p>			

USES/FUNCTION

Current Use:	Dwelling
Historic Use:	Vacant
Sources:	Farley Ditch Field Investigation Field Notes, Sharon Masek Lopez and David Tracy, 2 Aug. 2018; Field observations; David Tracy, former owner

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.)*

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area. The post-war influx of new residents to the State of Arizona dramatically expanded the populations of rural communities such as Sedona. Improvements in infrastructure, including roads, utilities and water along with "community betterment" projects made commercial and residential development more feasible. The result was a shift in the economic base of the area as developers promoted their new subdivisions as desirable for summer homes, active retirement and as a desirable place for artists and writers.

This parcel is a part of the historic Farley Homestead land and includes a section of the historic Farley/Steele Ditch (see individual inventory form for the Farley/Steele Ditch). This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These properties, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to

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water directly from Oak Creek. They were mostly re-developed in the mid-twentieth century as the transition was being made from agriculture to commercial and residential development and eventually a tourist-based economy. The population of the incorporated City of Sedona according to the 2020 Decennial U.S. Census is 9,684 and reflects considerable growth and development in the area in the last twenty years. Although this number seems small, the population would be expanded considerably if the immediate areas outside the city limits in both Coconino and Yavapai counties were included. This growth has resulted in the gradual reduction in farming, particularly fruit crops, for which Red Rock, Oak Creek and Big Park were famous in the late 19th century and the early to mid-20th century. Although some farming has continued in the greater Sedona area, it is greatly diminished by the growth of the area.

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

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

This dwelling exhibits elements of vernacular construction. Many alterations have been made over the life of this dwelling. This is a one story wood frame building. The foundation is concrete and stone. The siding is wood board and batt siding. There are many windows, including wood frame casement windows, 2/2, 3/3 set in pairs and fixed panes set in pairs and groups. The front elevation of the building has rows of windows set in groups with board and batt siding below. A dressed stone chimney pierces the end gabled roof, which is covered in composition shingles. Several roof planes intersect, including shed roofs over windows and what appears to be an addition at one end of the building. An end gabled roof over a breezeway connects the dwelling to a small wood frame building which is used as a laundry. Potable water is provided by Arizona Water Company.

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

Laundry: A small rectangular building with fixed pane windows at the roof line, and an end gabled roof, which is an extension of the roof over the breezeway, and which is attached to the dwelling.

Garage/Studio/Dwelling unit #2: A two car garage was been converted, first into a studio (date unknown) and then into a dwelling unit around 2010. This is a one story, end gabled, rectangular building. The foundation is concrete. The siding is wood board and batt siding. The windows include wood frame casement windows set in pairs and fixed pane sidelights flanking the front door.

Shed: Modern construction (about 2010), no foundation (movable), end gabled roof, wood construction with wood paneling on exterior walls. No windows.

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

1. Location

Original site: X	Moved:	Date:	Original Site:
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2. Design

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

There have been many alterations and additions to the primary dwelling. For the most part, the dates are unknown.

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

Much of the area to be developed in the Schnebly Hill Road and Bear Wallow Lane area along Oak Creek are located in the floodway of Oak Creek. Indeed, this area has flooded numerous times and natural drainage areas are prevalent on much of the area. A dry creekbed cuts across the property. As the area was formerly farmed, the terrain is fairly flat. There are

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some remaining fruit trees as well as mature native and non-native trees and shrubs. The primary dwelling is located on the bank of Oak Creek. The approximately one acre property includes various planters, walkways, steps and landscape features which are constructed of dressed sandstone, mainly around the primary dwelling and the converted garage. Garden plantings surround the buildings. Lawn covers part of the property. Mature Fremont Cottonwoods and Arizona Sycamores line Oak Creek. A pipe which historically returned water to Oak Creek is extant on the southwest corner of the property. There is a gated driveway with a bridge which crosses the Farley/Steele Ditch from Schnebly Hill Road which gives access to this parcel.

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

Trees have matured and now present a shade canopy around the buildings and on portions of the property.

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

Walls (structure):	Wood	Foundation:	Concrete and sandstone	Roof:	Composition shingles
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Wall Sheathing:	Wood board and batt
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If the sheathing has been altered, what was it originally?

Windows:	Mostly wood frame casements, wood fixed pane
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If the windows have been altered, what were they originally? Wood frame casements are probably mostly original. Others are probably replacements. Original window materials or configuration are unknown.

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

The one distinctive feature of the primary dwelling is the very large chimney which pierces the gabled roof. It is constructed of dressed, mortared Moenkopi Sand stone cut into brick-shaped slabs.

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

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

The dwelling and accessory buildings lack historic integrity.

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Converted Garage and Main Dwelling, 95 Schnebly Hill Road

Sedona Historic Property Inventory Form



Dwelling, Front Elevation Showing Chimney, 95 Schnebly Hill Road

Sedona Historic Property Inventory Form



Dwelling, Rear Elevation, 95 Schnebly Hill Road

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	105 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-031G	Acres:	0.85
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	Ca. 1970	Estimated:	X	Known:		Source:	Farley Ditch Investigation Field Notes, Sharon Masek Lopez and David Tracy, 2 Aug. 2018; David Tracy, property owner prior to 115 Schnebly LLC.
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

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

Good <i>(well maintained, no serious problems apparent):</i>		Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> This parcel provides access to parcel 401-18-031D (115 Schnebly Hill Road) via a gated driveway and bridge over the Farley/Steele Ditch. It is adjacent to Schnebly Hill Road. It is not adjacent to Oak Creek.			

USES/FUNCTION

<i>Current Use:</i>	Vacant Land with section of Farley/Steele Ditch
<i>Historic Use:</i>	Agricultural
<i>Sources:</i>	Field observations

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.)*

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. A year-around source of water was the primary reason that agriculture became the driving force in the economy of the area, and irrigation was the key to the success of the farming in the Sedona Area. This parcel is a part of the historic Farley Homestead and includes a section of the historic Farley/Steele Ditch (see individual inventory form for the Farley/Steele Ditch). This section of the Farley/Steele Ditch includes sections of corrugated metal pipe and a cement lined section of the ditch, which dies into the grass at one point. These are important structures which help to tell the story of irrigated farming on Schnebly Hill Road.

In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area. The post-war influx of new residents to the State of Arizona dramatically expanded the populations of rural communities such as Sedona. Improvements in infrastructure, including roads, utilities and water along with

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"community betterment" projects made commercial and residential development more feasible. The result was a shift in the economic base of the area as developers promoted their new subdivisions as desirable for summer homes, active retirement and as a desirable place for artists and writers.

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek.

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

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

N/A

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

N/A

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

1. Location

Original site: X	Moved:	Date:	Original Site:
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2. Design

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

The Farley/Steele Ditch has not been in use since 1948. The ditch has deteriorated to the extent that only parts of it are visible and none of the ditch is in use. On this parcel, the sections of ditch are clearly defined as there is concrete lining and corrugated metal pipe extant.

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

Much of the area to be developed in the Schnebly Hill Road and Bear Wallow Lane area along Oak Creek are located in the floodway of Oak Creek. Indeed, this area has flooded numerous times and natural drainage areas are prevalent on much of the area. As the area was formerly farmed, there are a few remaining fruit trees on the parcel, including 4 plum, 1 pecan, 1 nectarine and 3 apple trees plus lawn and native plants.

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

No longer farmed, the majority of the farm crops, in this case orchards, have died or been removed for development. Irrigated lawn predominates on this parcel.

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

Walls (structure):	Foundation:	Roof:
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Wall Sheathing:	
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If the sheathing has been altered, what was it originally?

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

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

The historic Farley/Steele Ditch was constructed with whatever materials would work for the gravity flow of the water from Oak Creek. This section includes corrugated pipe (see separate inventory form for The Farley/Steele Ditch), cement lining and unlined sections. At one time, an elevated flume using steel pipe existed on the property.

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

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

If not considered eligible, state reason:

The only structures on the property are the non-historic bridge and the remnants of the Farley/ Steele Ditch. See separate inventory form for the Farley/Steele Ditch.

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Concrete Lined Section of the Farley/Steele Ditch, 105 Schnebly Hill Road



Corrugated Pipe Section of the Farley/Steele Ditch, 105 Schnebly Hill Road

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	115 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-031D	Acres:	1.85
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	1970s	Estimated:	X	Known:		Source:	Farley Ditch Investigation Field Notes, Sharon Masek Lopez and David Tracy 2 Aug. 2018; David Tracy (most recent property owner prior to 115 Schnebly LLC)
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

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

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> Structural Condition is good and property is well maintained. The only apparent problems are the condition of the double front doors which are exposed to the weather and are somewhat weathered and faded, and the shake roof, which is very weathered, but does not leak.			

USES/FUNCTION

Current Use:	Dwelling
Historic Use:	Dwelling
Sources:	Field observations; David Tracy

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.)*

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area. The post-war influx of new residents to the State of Arizona dramatically expanded the populations of rural communities such as Sedona. Improvements in infrastructure, including roads, utilities and water along with "community betterment" projects made commercial and residential development more feasible. The result was a shift in the economic base of the area as developers promoted their new subdivisions as desirable for summer homes, active retirement and as a desirable place for artists and writers.

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally

Sedona Historic Property Inventory Form

developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. They were mostly re-developed in the mid-to late twentieth century as the transition was being made from agriculture to commercial and residential development and eventually a tourist-based economy. In the case of most of these properties, established water rights run with the land, and so these properties are irrigated from Oak Creek or tributaries of Oak Creek.

The population of the incorporated City of Sedona according to the 2020 Decennial U.S. Census is 9,684 and reflects considerable growth and development in the area in the last twenty years. Although this number seems small, the population would be expanded considerably if the immediate areas outside the city limits in both Coconino and Yavapai counties were included. This growth has resulted in the reduction in farming, particularly fruit crops, for which Red Rock, Oak Creek and Big Park were famous in the late 19th century and the early to mid-20th century. Although some farming has continued in the greater Sedona area, it is greatly diminished by the growth of the area.

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

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

This is a 2,400 square foot, one story wood frame dwelling with a rectangular footprint. It is a typical 1970s Ranch style dwelling with a low-profile end-gable shake roof which is pierced by a brick chimney. A low profile cross gable shake roof extends over the front entry, which has brick steps and wood double doors with diamond-shaped glass panes. Banks of fixed double pane windows on the rear elevation of the dwelling face Oak Creek. There is an attached two-car garage. The wood shake roof on the attached garage has recently been replaced with corrugated metal. A raised deck on the rear elevation is accessible from a pair of sliding glass doors. The deck is located directly on the bank of Oak Creek.

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

Open Storage Barn: A modern wood frame building, concrete foundation, wood siding, a low pitch roof with corrugated metal roof and simple brackets supporting the overhang on the gable ends of the building. Building is open on both ends. A shed roof (made from recycled garage door) on one side is supported by wood posts. The opposite side of the building is built into a bank. The building is used for storage.

Equipment shed: A modern wood frame building with a concrete foundation, wood panel siding and a low pitch shed roof covered with corrugated metal. There are three doors (one single, one pair) on the front elevation of the building. There are no windows or other openings.

Water Tank Building: Constructed of random and dressed red Moenkopi Sandstone, this small historic building encloses a water storage tank which is not in use. The roof is a low pitch end-gable with corrugated metal roofing. It has one door and no windows.

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

1. Location

Original site: X	Moved:	Date:	Original Site:
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2. Design

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

David Tracy, who has lived on the property for about 25 years, states that most of the windows were replaced more than 25 years ago with fixed, dual pane inserts. Various additions to the footprint of the building have been constructed on the

Sedona Historic Property Inventory Form

rear elevation, mostly small storage areas. A large raised wood deck which is accessible from the dining room through a pair of sliding glass doors terminates at the bank of Oak Creek.

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

Much of the area to be developed in the Schnebly Hill Road and Bear Wallow Lane area along Oak Creek are located in the floodway of Oak Creek. Indeed, this area has flooded numerous times and natural drainage areas are prevalent on much of the area. As the area was formerly farmed, there are numerous remaining fruit trees as well as non-native trees, shrubs and an extensive grass lawn. The property is irrigated and has water rights from Oak Creek. The property is irrigated directly from Oak Creek with an instream pump. Piping can be raised and lowered using a crank and pulley system. A thick canopy of mature trees along Oak Creek provide extensive background foliage.

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

This parcel was a part of the historic Farley Homestead and was part of a fruit orchard. Quite a few of the fruit trees remain and have been irrigated and pruned over the last 25 years. Some still bear fruit. The property includes numerous brick retaining walls plus berms which help with the control of the irrigation water and protect the dwelling and structures from floodwater from Oak Creek. Other mature trees, shrubs and non-native plantings surround the dwelling.

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

Walls (structure):	Wood	Foundation:	CMU	Roof:	Wood shakes
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Wall Sheathing:	Wood board and batt with brick trim (non-structural)
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If the sheathing has been altered, what was it originally?

Windows:	Wood framed fixed pane, steel casements, two sets of sliding glass doors (aluminum frame).
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If the windows have been altered, what were they originally?

Probably steel casements or similar, since the remaining original windows are steel casements.

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

The dwelling is well constructed and has been continuously occupied by the current family for more than 25 years. It has been well maintained and has historic integrity.

RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

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

If not considered eligible, state reason:

*This dwelling and one other structure (the stone water tank building) on this parcel have historic integrity.

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Sedona Historic Property Inventory Form



Dwelling, 115 Schnebly Hill Road

Sedona Historic Property Inventory Form



Equipment Shed, 115 Schnebly Hill Road



Historic Water Storage Tank Building, not in use, 115 Schnebly Hill Road

Sedona Historic Property Inventory Form



Storage Barn, 115 Schnebly Hill Road

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	165A Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-031B	Acres:	0.96 (Includes a second dwelling)
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	Ca. 1970s	Estimated:	X	Known:		Source:	Field observation
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

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

Good <i>(well maintained, no serious problems apparent):</i>	X	Poor <i>(major problems; imminent threat):</i>	
Fair <i>(some problems apparent):</i>		Ruin/Uninhabitable:	
<i>Describe:</i> This 1970s Ranch style dwelling appears to be well maintained. Roof, foundation, paint, windows and landscaping appear to be in good condition.			

USES/FUNCTION

Current Use:	Dwelling
Historic Use:	Dwelling
Sources:	Field observations

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.)*

<p>There are two dwellings on this parcel. The dwellings are accessed from Schnebly Hill Road by a long, narrow driveway easement which begins between 105 and 195 Schnebly Hill Road. This dwelling is the easternmost of the two dwellings and is dwelling 165A. See separate inventory form for 165B.</p> <p>Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area. The post-war influx of new residents to the State of Arizona dramatically expanded the populations of rural communities such as Sedona. Improvements in infrastructure, including roads, utilities and water along with "community betterment" projects made commercial and residential development more feasible. The result was a shift in the economic base of the area as developers promoted their new subdivisions as desirable for summer homes, active retirement and as a desirable place for artists and writers.</p>

Sedona Historic Property Inventory Form

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. They were mostly re-developed in the mid-twentieth century as the transition was being made from agriculture to commercial and residential development and eventually a tourist-based economy.

The population of the incorporated City of Sedona according to the 2020 Decennial U.S. Census is 9,684 and reflects considerable growth and development in the area in the last twenty years. Although this number seems small, the population would be expanded considerably if the immediate areas outside the city limits in both Coconino and Yavapai counties were included. This growth has resulted in the reduction in farming, particularly fruit crops, for which Red Rock, Oak Creek and Big Park were famous in the late 19th century and the early to mid-20th century. Although some farming has continued in the greater Sedona area, it is greatly diminished by the growth of the area.

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

--

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

This dwelling is a typical 1970s "L" shaped, cross-gabled, Ranch style building with a concrete foundation, vertical wood panel siding, aluminum windows and a composition roof. There is an alcove in the rear elevation of the building which opens onto a patio. The roof has a low pitch and the shallow eaves are supported by simple wood brackets. Gables are vented. A chimney flue pierces the roof. There are metal gutters with downspouts on all four elevations at the fascia. Potable water is supplied by Arizona Water Company.

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

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

1. Location

Original site: X	Moved:	Date:	Original Site:
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2. Design

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

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

This parcel was a portion of the historic Farley Homestead and was farmed by the Farley and Steele families. This dwelling is not adjacent to Oak Creek.

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

Once farming ceased and development came to Schnebly Hill Road, several dwellings were constructed in the 1970s, including this one. Any remnants of fruit farming have disappeared from this parcel. The dwelling is well landscaped with non-native trees, shrubs and other flora. Sidewalks and pathways access the dwelling and the patio area. The area is well shaded with mature trees.

Sedona Historic Property Inventory Form**4. Materials** *(Describe the materials used in the following elements of the property)*

Walls (structure):	Wood	Foundation:	Concrete	Roof:	Composition shingles
Wall Sheathing:	Wood panels with vertical grooving				
<i>If the sheathing has been altered, what was it originally?</i>					
Wall sheathing may have been replaced with a more modern product; original material unknown.					
Windows:	Aluminum sliders				
<i>If the windows have been altered, what were they originally?</i>					

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

Workmanship appears to be satisfactory for a modest 1970s Ranch style rental dwelling.
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RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property <u>is</u> eligible:	Individually, the Property <u>is not</u> eligible:	X
Property <u>is</u> eligible as a contributor to a potential historic district:	Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:		
<i>If not considered eligible, state reason:</i>		
Although this modest rental dwelling is more than 50 years old, whether or not any of the materials, such as the siding, are original, is unknown and therefore historic integrity cannot be ascertained.		

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Sedona Historic Property Inventory Form



Dwelling, Front Elevation, 165A Schnebly Hill Road

Sedona Historic Property Inventory Form



Dwelling, Rear Elevation, 165A Schnebly Hill Road

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	165B Schnebly Hill Road Also known as 167 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-031B	Acres:	0.96 (includes a second dwelling)
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	Ca. 1970s	Estimated:	X	Known:		Source:	Field Observation
Architect:		Not determined:	X	Known:		Source:	
Builder:		Not determined:	X	Known:		Source:	

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

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

Describe: This is a well maintained and nicely landscaped 1970s two story Ranch style dwelling.

USES/FUNCTION

<i>Current Use:</i>	Dwelling
<i>Historic Use:</i>	Dwelling
<i>Sources:</i>	Field observations

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.)*

There are two dwellings on this parcel. This parcel is part of the historic Farley Homestead and was farmed by the Farleys and the Steeles. The dwellings are accessed from Schnebly Hill Road by a long, narrow driveway easement which begins between 105 and 195 Schnebly Hill Road. This dwelling is the westernmost of the two dwellings and is dwelling 165B. This dwelling is adjacent to Oak Creek. See separate inventory form for 165A.

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area. The post-war influx of new residents to the State of Arizona dramatically expanded the populations of rural communities such as Sedona. Improvements in infrastructure, including roads, utilities and water along with "community betterment" projects made commercial and residential development more feasible. The result was a shift in the economic base of the area as developers promoted their new subdivisions as desirable for summer homes, active retirement and as a desirable place for artists and writers.

Sedona Historic Property Inventory Form

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. They were mostly re-developed in the mid-twentieth century as the transition was being made from agriculture to commercial and residential development and eventually a tourist-based economy.

The population of the incorporated City of Sedona according to the 2020 Decennial U.S. Census is 9,684 and reflects considerable growth and development in the area in the last twenty years. Although this number seems small, the population would be expanded considerably if the immediate areas outside the city limits in both Coconino and Yavapai counties were included. This growth has resulted in the reduction in farming, particularly fruit crops, for which Red Rock, Oak Creek and Big Park were famous in the late 19th century and the early to mid-20th century. Although some farming has continued in the greater Sedona area, it is greatly diminished by the growth of the area.

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

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

This is an end-gabled one story Ranch style dwelling with a large rectangular dormer. The foundation appears to be posts and piers with decorative screening around the foundation. Lapped siding is wide horizontal boards without corner boards (siding is mitered at the corners). The siding on the dormer is wood board and batt. The roof has a moderate pitch with a modest overhang on the front and rear elevations. The dormer also has a moderate pitch end-gable roof which mimics the roof line of the one story part of the dwelling. Both roof planes are covered in composition shingles. Windows are steel casements set in pairs or groups with a three panes per window configuration.

There is a small balcony off the rear elevation of the dormer. The balcony is over a shed-roofed patio which is accessed from the interior of the one story portion of the house or from the outside via stone steps. The patio decking is concrete with wood railings. The balcony and patio appear to have been added later as the materials are different from the original.

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

Shed: A small shed, which has been moved to its present location near the dwelling, has wide horizontal wood siding with corner boards, one door and a moderately pitched end gable roof with a small overhang in the front and the rear covered in metal.

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

1. Location

Original site: X	Moved:	Date:	Original Site:
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2. Design

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

The dormer may have been added later. The balcony, patio roof and patio also appear to have been added at a later date.

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

Sedona Historic Property Inventory Form

The setting was part of the Farley Homestead agricultural area, primarily fruit farming. As the farming uses diminished, parcels were broken up into smaller holdings and some were developed as residential property. The parcel includes two dwellings, both rentals. See inventory form for 165A Schnebly Hill Road.

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

The property has been developed with mature non-native trees, garden areas, flora and ground cover as well as walkways. It is adjacent to Oak Creek and has a concrete patio which gives access to the bank of Oak Creek.

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

Walls (structure):	Wood	Foundation:	Posts and piers	Roof:	Composition Shingles
Wall Sheathing:	Wood				
<i>If the sheathing has been altered, what was it originally?</i>					
Windows:	Three pane steel casements set in pairs and groups				
<i>If the windows have been altered, what were they originally?</i>					

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

Workmanship appears to be very good. Horizontal siding on the one story section of the dwelling is mitered at the corners and well fitted. The board and batt siding on the dormer is artistically patterned. Condition of the building overall is good and well maintained.

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property <u>is</u> eligible:		Individually, the Property <u>is not</u> eligible:	X
Property <u>is</u> eligible as a contributor to a potential historic district:		Property <u>is not</u> eligible as a contributor to a potential historic district:	
More information needed to evaluate:			
<i>If not considered eligible, state reason:</i> Although this dwelling is well maintained, historic integrity cannot be ascertained as there is no information as to whether the dormer was added at a later date. Although it too, has steel casement windows, the use of a different siding material and the general appearance of the dormer could suggest that it was not original to the building.			

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Sedona Historic Property Inventory Form



Dwelling, Front Elevation, 165B Schnebly Hill Road

Sedona Historic Property Inventory Form



Dwelling, Side Elevation, 165B Schnebly Hill Road

Sedona Historic Property Inventory Form**PROPERTY INFORMATION**

Address:	175 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-11-002F	Acres:	3.23
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:		Estimated:		Known:		Source:	
Architect:		Not determined:		Known:		Source:	
Builder:		Not determined:		Known:		Source:	

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

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

USES/FUNCTION

Current Use:	Vacant land
Historic Use:	Agriculture
Sources:	Field observations

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

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. This parcel was never re-developed.

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

N/A

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

Sedona Historic Property Inventory Form

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:
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2. Design

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

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

Much of the area to be developed in the Schnebly Hill Road and Bear Wallow Lane area along Oak Creek are located in the floodway of Oak Creek. Indeed, this area has flooded numerous times and natural drainage areas are prevalent on much of the area. This parcel is heavily vegetated with some areas of open land. The predominant native plants are Mesquite and Soaptree Yucca.

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

This parcel was formerly part of the Steele family's fruit farm. There are no visible remnants of the fruit orchard on this parcel. This parcel does not abut Schnebly Hill Road. There are no remnants of the Farley/Steele Ditch on this parcel.

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

Walls (structure):	Foundation:	Roof:
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Wall Sheathing:

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

Windows:

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

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

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

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

If not considered eligible, state reason: Vacant land.

Sedona Historic Property Inventory Form

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Landscape, 175 Schnebly Hill Road, Uptown Sedona in the Background

Sedona Historic Property Inventory Form



Landscape, 175 Schnebly Hill Road, Uptown Sedona in the Background

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	195 Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-11-001C	Acres:	3.23
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:		Estimated:		Known:		Source:	
Architect:		Not determined:		Known:		Source:	
Builder:		Not determined:		Known:		Source:	

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

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

USES/FUNCTION

Current Use:	Vacant Land with a section of the Farley/Steele Ditch
Historic Use:	Probably Agricultural, corral for horses
Sources:	Farley Ditch Investigation Field Notes, Sharon Masek Lopez and David Tracy, 2 Aug. 2018; Field observations

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.)*

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis on the economy. In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area.

This parcel, as well as others on Schnebly Hill Road and Bear Wallow Lane, are within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988. These parcels, which are adjacent to or near Oak Creek, were originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. This parcel does not abut Oak Creek. Some remnants of the Farley/Steele Ditch remain on this parcel. The ditch is unlined and appears to have changed course over the decades.

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

Sedona Historic Property Inventory Form

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

N/A

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

N/A

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:
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2. Design

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

3. Setting

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

Much of the area to be developed in the Schnebly Hill Road and Bear Wallow Lane area along Oak Creek are located in the floodway of Oak Creek. Indeed, this area has flooded numerous times and natural drainage areas are prevalent on much of the area. This parcel is populated by mostly native plants including Mesquite, Prickly Pear and Soap tree Yucca.

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

This parcel was a part of the historic Farley Homestead and was farmed by the Farleys and the Steeles. There was a horse corral on this parcel at one time and consequently, the Farley/Steele Ditch meanders away from Schnebly Hill Road on this parcel and becomes much wider and deeper than on the other parcels to the south. There is a walking path across the parcel which is available to the public.

4. Materials

(Describe the materials used in the following elements of the property)

Walls (structure):	None	Foundation:	None	Roof:	None
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Wall Sheathing: None

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

Windows: None

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

5. Workmanship

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

N/A

Sedona Historic Property Inventory Form

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

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

If not considered eligible, state reason:

Vacant Land. The only structure on the parcel is the remnants of the historic Farley/ Steele Ditch. See separate inventory form for the Farley/Steele Ditch.

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Landscape and Walking Trail, 175 Schnebly Hill Road,

Sedona Historic Property Inventory Form



Landscape, 195 Schnebly Hill Road

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	Farley/Steele Ditch, Schnebly Hill Road	Survey Site #:	
Historic Name:		Zoning:	Oak Creek Heritage District
APN #:	401-18-002C, 401-18-001A, 401-18-031G, 401-11-001C and 401-12-0016C	Acres:	5.9 (portions)
County:	Coconino	Subdivision:	Hart's Village
Owner name:	115 Schnebly LLC R. D. Olson Development	Owner Address:	520 Newport Center Drive Suite 600 Newport Beach, CA 92660

BUILDING INFORMATION

Construction Date:	1908-1915	Estimated:	X	Known:		Source:	Farley Ditch Investigation Field Notes, Sharon Masek Lopez and David Tracy, 2 Aug. 2018; Field Observation
Architect:		Not determined:		Known:		Source:	
Builder:	Joe and Sarah Farley	Not determined:		Known:	X	Source:	Sedona Heritage Museum

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

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

Describe: The Farley/Steele Ditch was hand dug in the early 20th century by Joe and Sarah Farley. It has not been in use since 1948 and therefore has not been maintained. Some remnants of the ditch are easily seen with some cement and rock lining, corrugated piping and other structural elements and pieces of pipe. Unlined sections of the ditch are clearly visible in many areas on the parcels which abut Schnebly Hill Road. Various sections of the ditch have disappeared in the landscaping or due to changes in the terrain or flood. Some headgate structures are still visible but require searching for them.

Once electricity came to the area in the 1940s, property owners along the ditch who had water rights were able to pump directly from Oak Creek, which made the ditch obsolete and it was abandoned.

USES/FUNCTION

Current Use:	Not in use, ruin
Historic Use:	Irrigation ditch
Sources:	Farley Ditch Investigation, Sharon Masek Lopez and David Tracy, 2 Aug. 2018; Field Observations; information from previous property owners

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.)*

Until the 1950s, the Sedona area, including Red Rock, Oak Creek and Big Park, were predominately rural, with agriculture as the basis of the economy. Irrigation ditches were the key to successful farming in the Sedona area. The Farleys filed for a homestead in 1908. Joe and Sarah Farley used picks and shovels to build ditches to bring Oak Creek water to their farm. The Farley Ditch extended far beyond the parcels which are the subject of this inventory. The Farley's Water Right Claim was filed June 7, 1910.

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By 1915, the Farley's had patented their homestead and they moved on to Texas. In 1924 Joe and Sarah Farley returned to their former homestead, purchased the land, built a house and started an orchard. They also grew corn and other staple crops. About a year later, their daughter Minnie and her husband William Steele, Jr. arrived. They split the land between Joe and Sarah Farley and Minnie and Will Steele. The Farleys kept the land on the west side of Oak Creek and the Steeles owned the land on the east side of the Oak Creek along Schnebly Hill Road, which was served by the Farley Ditch, which is also known as the Farley/Steele Ditch.

The land along both sides of Schnebly Hill Road, which was part of the original Farley Homestead, was farmed by Will Steele and his wife Minnie. The land was originally developed in Coconino County as agricultural land and had legal rights to water directly from Oak Creek. These parcels are now within the incorporated limits of the City of Sedona. Sedona was incorporated in 1988.

The five parcels which abut Schnebly Hill Road and Bear Wallow Road (one parcel) which are the subject of this Inventory are adjacent to or near Oak Creek and retain portions of the Farley/Steele Ditch. The diversion was destroyed by flood decades ago and the use of the ditch was discontinued in 1948.

The Steeles had a home and other buildings on parcel #401-11-001C (195 Schnebly Hill Road). The Steele family gradually sold various parcels of their part of the homestead. In the 1940s the family turned part of the land into a trailer park, which is now an RV park on Bear Wallow Lane. In the 1950s and into the 1960s, much of the farming was gradually replaced as the pioneer farming generation passed away or left the area and development took over. By the 1970s, fruit farming had pretty much disappeared from Sedona and the parcels which are the subject of this inventory were developed or abandoned.

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

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

N/A

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

N/A

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

1. Location

Original site:	X	Moved:		Date:		Original Site:	
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2. Design

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

The Farley Ditch extended along Schnebly Hill Road, but it also extended to the north of Bear Wallow Canyon to provide water for the portion of the homestead that was retained by the Farleys. The Farley/Steele Ditch runs along the west side of Schnebly Hill Road until it meanders to the west when it reaches the vacant parcels to the north. Seventy-five years later, many sections of the Farley/Steele Ditch, although no longer functional, are still visible.

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Some portions of the section of the Farley/Steele Ditch along Schnebly Hill Road consist of a shallow, hand dug and unlined, gravity flow ditch. Portions also include corrugated metal piping, 4" steel piping and rock and cement lining. At one time the piping was elevated on log posts to maintain the gravity flow (greater head) and to cross the dry wash which cuts across parcel #401-18-001A (95 Schnebly Hill Road). In the area of parcel #401-11-001C (195 Schnebly Hill Road), the ditch is much wider and meanders to the west of the fairly straight line which borders Schnebly Hill Road to the south. This portion of the ditch was used to water horses which were corralled on this parcel. Various sections of the ditch have simply disappeared.

These are very important structures which help to tell the story of homesteading and irrigated farming on Schnebly Hill Road.

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

Parcels 401-18-001A (95 Schnebly Hill Road), 401-18-031G (105 Schnebly Hill Road, which provides access to 115 Schnebly Hill Road) and 401-18-031D (115 Schnebly Hill Road) are developed with residential buildings, outbuildings and introduced vegetation, including trees, shrubs, groundcovers and grass. Pathways and stone planters and steps, retaining walls, patios and paved areas are common. There are driveway bridge access to 95 and 105/115 Schnebly Hill Road. Overall, these parcels are well landscaped and have a mature tree canopy.

The vacant parcels 401-18-002C (65 Schnebly Hill Road has only a seep well and structure on Oak Creek), 401-11-001C (175 Schnebly Hill Road) and 401-11-001C (20 Bear Wallow Lane) have a few remaining fruit trees and introduced trees and shrubs but are dominated by Mesquite, Prickly Pear and Soap tree Yucca. Along Oak Creek, Arizona Sycamore and Fremont Cottonwood prevail.

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

The historic use of these parcels was farming, primarily fruit farming. Although a few of the fruit trees remain, particularly on parcel 401-18-031D (115 Schnebly Hill Road), most have died from age and lack of irrigation. The fruit trees included several varieties of plum, pear, apple and peach as well as other fruits. Introduced trees and shrubs, grass and groundcovers, which are irrigated from Oak Creek, predominate the developed parcels where the vacant parcels have returned to mostly native vegetation.

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

Walls (structure):	None	Foundation:	None	Roof:	None
Wall Sheathing:	None				
<i>If the sheathing has been altered, what was it originally?</i>					
Windows:	None				
<i>If the windows have been altered, what were they originally?</i>					

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

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RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

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

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If not considered eligible, state reason:

* These are very important structures which help to tell the story of homesteading and irrigated farming on Schnebly Hill Road. The existing sections of the Farley/Steele Ditch should be retained and interpreted wherever possible, particularly to illustrate the various construction methods used to move the water along the Farley/Steel Ditch.

FORM COMPLETED BY:

Name:	Nancy Burgess Preservation Consulting P. O. Box 42 Prescott, AZ 86302-0042	Date:	July 24, 2022
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Dry Wash and Piping for Farley/Steele Ditch, 95 Schnebly Hill Road



Cement Lined Section of the Farley/Steele Ditch, 105 Schnebly Hill Road



Support Post and Section of Raised Pipe, 105 Schnebly Hill Road



Rock Lined Section of Farley/Steele Ditch, 105 Schnebly Hill Road

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Walking Trail and Section of Farley/Steele Ditch, 195 Schnebly Hill Road



Corrugated Pipe Used for Farley/Steele Ditch (removed and stored at 115 Schnebly Hill Road)