

Staff Report – Summary Sheet
HPC-00002 (Historic Landmark)
Kiva House



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

Meeting Date: May 13, 2024
Hearing Body: Historic Preservation Commission
Project Summary: Designation of the Kiva House (ca. 1978) as a Historic Landmark
Action Requested: Approval of Historic Landmark designation for the Kiva House
Staff Recommendation: Approval of Historic Landmark designation for the Kiva House
Location: 56 Lynx Drive
Parcel Number: 401-49-002
Owner/Applicant: Ellen Betts and Lin Ennis
Site Size: ±0.30 acres
Community Plan Designation: Single Family Medium Density
Zoning: RS-10 (Single-Family Residential)
Current Land Use: Single Family Residential
Report Prepared By: Steve Mertes, Community Development Director

Attachments:

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Project Summary

Case number HPC-00002 proposes to designate the Kiva House at 56 Lynx Drive as a Historic Landmark. The property is located at 56 Lynx Drive within the Chapel Bells Estates Unit 2 Subdivision.

Historic Landmark Designation Review Criteria

The Historic Preservation Commission has the authority to review property nominations for designation as Historic Landmarks in accordance with the [Sedona Land Development Code \(LDC\), Article 8, Section 8.7.B](#), included here as Attachment 2. The Landmark review criteria are outlined in [LDC Section 8.7.B\(3\)](#).

In addition to the LDC Section regarding Historic Landmarks, also attached to this Staff Report for the Commission's review, are the applicant's Historic Landmark Designation Application (Attachment 3) and the Historic Resource Eligibility Letter from Nancy Burgess, Preservation Consulting, dated 12/28/2023 (Attachment 4)

The Commission is to review the review criteria, the landmark application, and supporting documents, and render its decision based upon consistency with the criteria.

Background

A full background is included in the Historic Landmark Designation Application (Attachment 3).

This 2,092 sq.ft. home was commissioned by Dr. Victor Mueller and constructed by Architect/Builder Lynn David Grooms. Construction was completed in 1978 and it became known in the community as, "The Kiva House" due to the round tower-like structure in the front portion of the home.

The Kiva House is a Frank Lloyd Wright inspired pueblo-style home and is thought to be the first of its kind built in Sedona. As such, it has a multi-tiered, flat roof exterior with an attached carport. The home's unique design was recognized in the May 1985 edition of Arizona Highways Magazine titled, 2000 Years of Arizona Architecture, and was featured on the back cover of Sedona Life magazine in the Winter of 1978.

Dr. Mueller's wife reported that the windows of the home were the primary features upon which the home was built. The main living spaces face east, and the window placements draw the eye up to the Chapel of the Holy Cross, at the base of the Twin Buttes and out to the surrounding chapel vistas. One window in the master bedroom suite faces Cathedral Rock, and there is a small walled patio that provides a view of Bell Rock and Lee Mountain.

Description

Frank Lloyd Wright inspired features are evident throughout the house. The custom-made front door surround welcomes visitors into a long, narrow, curved hallway opening into a step-down great room. The core of the home is a semi-circular redwood wall with beams radiating out across the ceiling of the great room and front hallway in a sunlight pattern. The core supports an upstairs guest suite with a clerestory. The great room has a large wood stove mounted upon a red rock foundation and wall surround that simulates the surrounding Twin Buttes. The kitchen connects to the great room and contains a custom-designed wood island to match the walls of the hallway and great room curvature. The floors in most rooms are slate, consistent with the other organic materials that make up the interior, stained glass windows accentuate the Kiva Room and the staircase leading to the guest suite. Lastly, it is said that the spiritual culture of Sedona identifies the home as triangulated by three geological icons, two of which are considered energy vortexes.

Condition

The Kiva House appears to be in good condition both inside and out.

Integrity and Consistency with Landmark Criteria

A full evaluation of the building for historic integrity and consistency with the landmark criteria is in the attached Letter from Nancy Burgess, Preservation Consulting, dated 12/28/2023. Staff is supportive of the findings of this letter as being consistent with the criteria for historic landmark designation.



Staff Recommendation

Staff is supportive of designating the Kiva House as a historic landmark. Accordingly, staff recommends approval of Case No. HPC-00001, based upon the consistency with the historic landmark evaluation criteria outlined in the Sedona Land Development Code.

Sample Motions for Commission Use

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

Recommended Motion for Approval





I, (Commission member), move to approve the landmark designation for Case Number HPC-00002 to designate the Kiva House, located at 56 Lynx Drive, as a historic landmark based upon the consistency with the historic landmark evaluation criteria outlined in the Sedona Land Development Code.

Alternative Motion for Denial

I move to deny the landmark designation for Case Number HPC-00002 based on the following findings (Please specify findings)

Vicinity Map

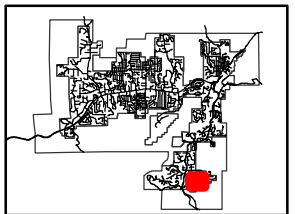
Parcel
401-49-002
Kiva House

-  Parcel 401-49-002
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 45 90 Feet

City Index

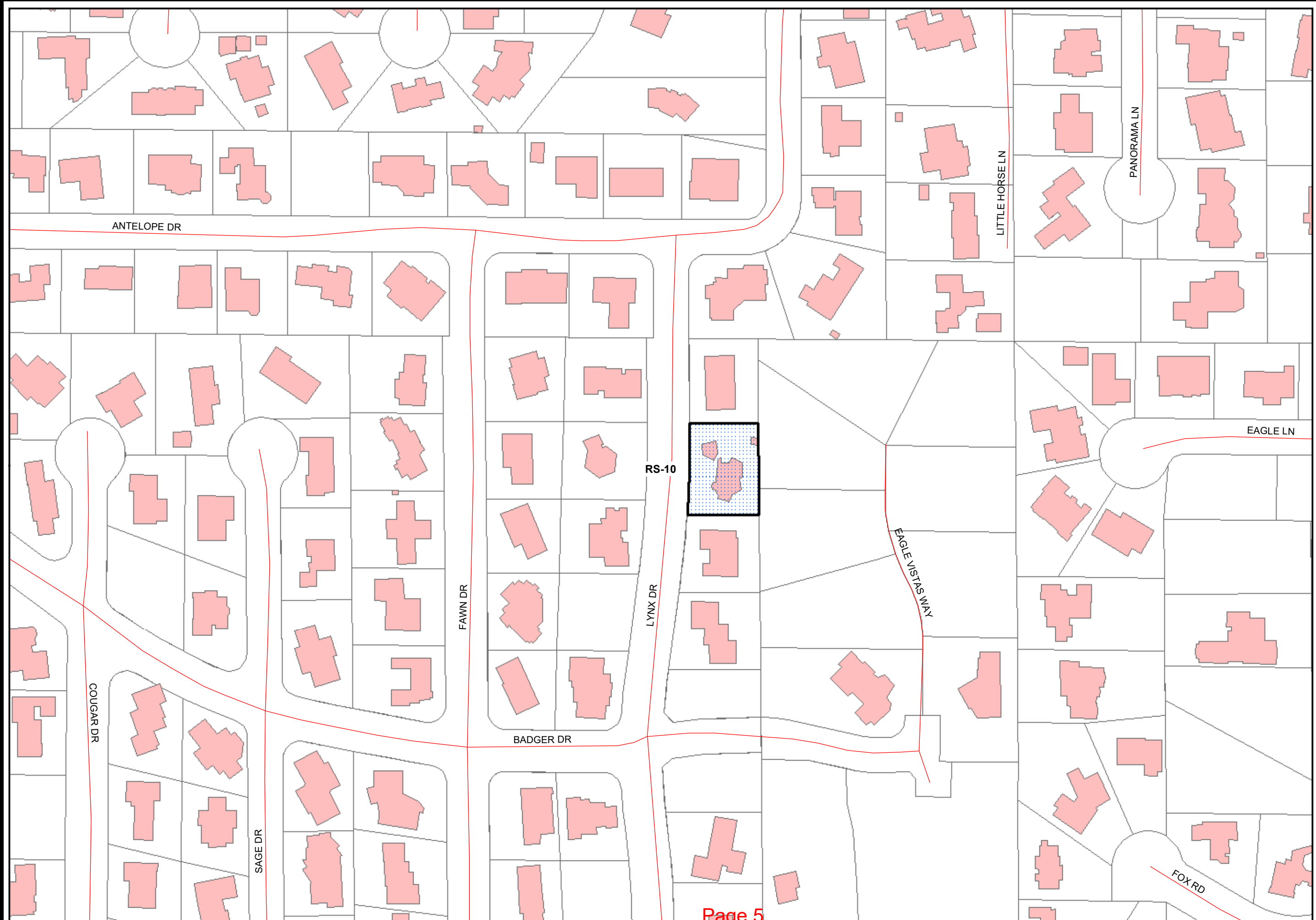


GIS, City of Sedona
09/27/2023
g:/pubreq/projects/kivahouse/
mxd/401-49-002_vicinity.mxd



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




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





Aerial View

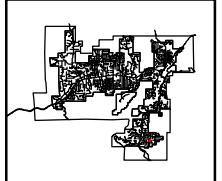
Parcel
401-49-002
Kiva House

-  Parcel 401-49-002
-  Parcel Boundary
-  Street Centerline



0 5 10 Feet

City Index



GIS, City of Sedona
09/27/2023
g:/pubweb/projects/kiva/house/
mxds/401-49-002_aerial.mxd



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B. Historic Landmark Designation

(1) Purpose

This section establishes the procedure for the Historic Preservation Commission to designate as a landmark an entire property, an identified portion of a property, or one or more individual structures on a property.

(2) Application Submittal and Review Procedure

Figure 8-14 identifies the applicable steps from Section [8.3](#), *Common Review Procedures*, that apply to the review of applications for landmark designation. Additions or modifications to the common review procedures are noted below.

Figure 8-14: Historic Landmark Designation



a. Pre-Application Meeting

A pre-application meeting shall be held in accordance with Section [8.3.B](#), *Pre-Application Meeting*.

b. Application Submittal and Handling

The application for landmark designation shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section [8.3.C](#), *Application Submittal and Handling*.

c. Citizen Review Process

The applicant shall prepare and implement a Citizen Participation Plan pursuant to Section [8.3.D](#), *Citizen Review Process*.

d. Staff Review and Action

The Director shall review the application for landmark designation and prepare a staff report and recommendation in accordance with Section [8.3.E](#), *Staff Review and Action*, with the following modification:

1. Application Acceptance

Upon acceptance of a complete application, no building or demolition permits affecting the proposed landmark shall be issued by the City until the process as described herein has been completed and the Commission has made its decision.

e. Scheduling and Notice of Public Hearings

The application for landmark designation shall be scheduled for a public hearing before the Historic Preservation Commission and noticed in accordance with Section [8.3.F](#), *Scheduling and Notice of Public Hearings*.

f. Review and Decision (Historic Preservation Commission)

The Commission shall review the application and shall approve, approve with conditions, or deny the application in accordance with Section [8.3.G](#), *Review and Decision*, based on the criteria in Section [8.7.B\(3\)](#), *Landmark Designation Criteria*.

g. Post-Decision Actions and Limitations

All common procedures in Section [8.3.H](#), *Post-Decision Actions and Limitations*, shall apply, with the following modifications:

1. Removal of Landmark

The procedure to remove a landmark status to a property shall be the same as the procedure to designate. However, in the case of removal of a landmark designation, the Commission may initiate the application.

- i. The Commission shall consider and make findings for removal of landmark status and removal from the City of Sedona's Historic Resource Register. The removal of any designated historic resource shall be granted only if the Commission finds that the historic resource no longer conforms to any of the criteria as set forth in Section [8.7.B\(3\)](#), *Landmark Designation Criteria*, or any one or more of the following:
 - a. That the historic resource has been destroyed or demolished by natural disaster, accident or fire;
 - b. That the historic resource has diminished historic significance or value upon a showing of clear and convincing evidence, including that this diminution is not the result of deterioration by neglect or work performed without a permit;

- c. That the historic resource cannot be restored, rehabilitated, stabilized or renovated for any use permitted in the zone in which it is located without causing an economic hardship disproportionate to the historic value of the property substantiated by clear and convincing evidence. Proof of economic hardship shall require a showing that the cost of stabilization of the historic fabric of the property exceeds the appraised value as determined by a qualified appraiser of the historic improvements on the site.
- ii. If the removal of landmark designation from the National Register is initiated by the Commission, the Commission must prove the grounds for removal of a landmark designation meet the criteria for removing properties from the National Register as set forth by the United States Department of the Interior.

2. Effect of Landmark Designation

- i. Upon approval of a landmark designation, the affected property shall be included in the Historic Property Register and on any other applicable documents as appropriate for its preservation.
- ii. No person shall carry out any exterior alteration, restoration, renovation, reconstruction, new construction, demolition, or removal, in whole or in part, on any landmark, without first obtaining a Certificate of Appropriateness from the Commission pursuant to Section [8.7.E](#), *Certificate of Appropriateness (or No Effect)*.
- iii. No person shall make any material change in the exterior appearance of any landmark or contributing factor, such as its color, materials, light fixtures, signs, sidewalks, fences, walls, landscaping, steps, paving, or other elements which affect the appearance of the historic resource without first obtaining a Certificate of Appropriateness pursuant to Section [8.7.E](#), *Certificate of Appropriateness (or No Effect)*.
- iv. No person shall carry out any demolition, in whole or part, on any landmark, without first obtaining a Certificate of Appropriateness approval from the Commission.
- v. Each property designated as a landmark shall be maintained to ensure weather resistance and a secured condition, faithful to its historic character.
- vi. Nothing in this section shall be construed to prevent routine maintenance and repair, as defined. Any exterior alteration, restoration, renovation, reconstruction in compliance with the definition of routine repair and maintenance shall be permissible without application and review. Property owners and/or their representatives are encouraged to consult with staff prior to any work being performed to discuss its scope and compliance with the definition of routine maintenance and repair; however, consultation is not required.

(3) Landmark Designation Criteria

The Commission shall evaluate each historic resource within an area that is included in an application and may designate it as a landmark if it is determined to possess integrity of location, design, setting, materials, workmanship, feeling and association; and, being at least 50 years old or having achieved significance within the past 50 years if the property is of exceptional importance; and exhibits one or more of the following:

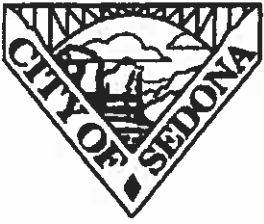
- a. Association with events that have made significant contributions to the broad patterns of our local, state, or national history; or
- b. Association with the lives of persons significant in our local, state, or national past; or
- c. Embodiment of distinctive characteristics of a type, period or method of construction, or representing the work of a master architect, artist, engineer, or craftsman, or high artistic values or representing a significant and distinguishable entity which individual components may lack distinctiveness; or
- d. Information important in the understanding of the pre-history or history of our community or region.

The Sedona Land Development Code is current through Ordinance 2023-09, passed October 24, 2023.

Disclaimer: The City Clerk's Office has the official version of the Sedona Land Development Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.SedonaAZ.gov](http://www.SedonaAZ.gov)

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**SEDONA HISTORIC PRESERVATION
DESIGNATION of LANDMARK
APPLICATION**

City of Sedona • 102 Roadrunner Drive • Sedona, AZ 86336
928-282-1154 • 928-204-7124 (fax)

HL No. HPC-00002
Date Received _____
Fee Amt. _____
Initials _____

1. Applicant Information:

Name ELLEN BETTS AND LIN ENNIS, JOINT TENANTS Owner? Yes No
Mailing Address 56 LYNX DRIVE, SEDONA, AZ 86336
Phone No. 928-300-3077 Fax No. _____ E-Mail lin@linennis.com
Contact (if other than above) 928-963-6394 dr_ebetts@yahoo.com

2. Identification of Proposed Landmark:

Historic Name THE KIVA HOUSE
Location SEDONA, AZ
Name of Owner ELLEN BETTS AND LIN ENNIS
Address 56 LYNX DRIVE, SEDONA, AZ 86336
Phone No. (if other than above) _____
Assessor's Parcel Number _____

Please check desired historic designation:

- Landmark:
 - Structure(s), identify SINGLE FAMILY HOME
 - Property
 - Partial Property, describe _____
 - Other, explain _____

- District

3. Historic Information:

Historic Use(s) SINGLE FAMILY HOME

Present Use(s) SINGLE FAMILY HOME

Building Type _____ Construction Date(s) 1977-1978

Architect/builder LYNN DAVID GROOMS ? ANSHEN AND ALLEN ?

Integrity _____

Condition: Excellent Good Fair Poor Condemned

Explain if necessary _____

Desired Eligibility Status: Local State National ?

4. Description of Property (attach a separate sheet if necessary):

Site -

Size of Parcel 0.3 ACRES

Site Character _____

Building -

Number of Stories _____ Total Floor Area 2092

Foundation Material CEMENT SLAB

Structural Material(s) WOOD, STUCCO

Exterior Wall Material(s) STUCCO WITH WOOD VIGAS

Applied Ornamentation COPPER AWNINGS ; CUSTOM FRONT DOOR SURROUND

Roof Type FLAT Roof Material ELASTOMERIC

Eaves Treatment _____

Windows WOOD FRAME, DOUBLE GLASS, CRANK HARDWARE

Entry CUSTOM FRONT DOOR FEATURE

Porch(es) _____

Storefront _____

Notable Interior SEE ATTACHED

Outbuildings PERGOLA

Alterations ROOF OF THE POTTING SHED HAS BEEN RAISED TO SQUARE OFF THE SHED
PARTIAL BUILDOUT OF CRAWLSPACE

5. Areas of Historic Significance:

Commerce Community Planning Economics Exploration/settlement
Governmental Military Religion Science Agriculture Tourism
Transportation Arts & Culture Other (explain) _____

6. Description of Historical Significance: (attach separate sheets if necessary) SEE ATTACHED

Prominent Occupant(s) _____

Historic Association _____

Relationship to Community Development _____

Cultural Affiliation _____

Architecture FIRST Pueblo style home built in Sedona

District/Streetscape Contribution _____

Context: Isolated/rural Residential street Commercial Central Square

CBD Other (explain) _____

7. Additional Comments: (attach separate sheet if necessary)

Applicant Signature Ellen A. Betts Lin Ennie date 3/22/2023

Approved by Owner/Agent _____ date _____

Approved by HPC Chairman _____ date _____

THE KIVA HOUSE

56 Lynx Drive, Sedona AZ is a 2092 square foot two bedroom, two bath single family home on .3 acres. It was commissioned by Dr. Victor Mueller and constructed by architect and builder Lynn David Grooms. Construction was completed in 1978 and became known in the community as "The Kiva House" due to the round tower-like structure in the front of the home.

The Kiva House is a Frank Lloyd Wright inspired pueblo style home and was the first of its kind built in Sedona. As such, it has a multi-tiered, flat roof exterior with an attached carport. The home's stucco exterior features vigas that are an extension of the interior beams. Copper awnings grace three exterior doors. The home's unique design was recognized in a special edition of Arizona Highways Magazine titled *2000 Years of Arizona Architecture*, May 1985, page 19. The home was also featured on the back cover of *Sedona Life* magazine, Winter 1978. It is described there as having been built to blend in with the Sedona red rocks, with hand-finished redwood interior, stained glass windows, relaxing Kiva room, along with many other features inspired by the artist.

Dr. Mueller's wife reports that the windows of the home were the primary feature around which the structure was built. The main living spaces face the East and the window placements draw the eye up to the Chapel of the Holy Cross at the base of Twin Buttes and out to the surrounding Chapel vistas. The "relaxing Kiva room" has since been finished with window treatments, a stone altar and wrap-around stone benches and custom painted walls and ceiling as an homage to the Hopi Indian culture. The stonework bench continues uninterrupted through a large case opening into the connecting master bedroom and terminates with a small wood stove and red-rock wall surround. One window of the master suite faces Cathedral rock and there is a small walled patio that provides a view of Bell Rock and Lee Mountain.

Frank Lloyd Wright inspired features are evident throughout the house. The custom-made front door surround welcomes visitors into a long, narrow, curved hallway opening into a step-down great room. The core of the home is a semi-circular redwood wall with beams radiating out across the ceiling of the great room and front hallway in a sunlight pattern. The core supports an upstairs guest suite with a clerestory. The great room has a large wood stove mounted atop a red rock foundation and wall surround that simulates the surrounding Twin Buttes. A large picture window was placed to provide a direct view of The Chapel of the Holy Cross and its neighboring geological features know as The Nuns. The kitchen connects to the great room and contains a custom designed wood island to match the walls of the hallway and great room curvature. The floors of most rooms in the house are slate consistent with the other organic materials that make up the interior. As noted above, stained glass windows adorn the Kiva room and one is also featured in the staircase leading to the guest suite. The spiritual culture of Sedona identifies the home as triangulated by three geological icons, two of which are considered energy vortexes.

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	56 LYNX DRIVE	Survey Site #:	
Historic Name:	KIVA HOUSE	Zoning:	
APN #:	401-49-002	Acres:	0.3 ACRE
County:	COCONINO	Subdivision:	CHAPEL BELLS EST. 2
Owner name:	LIN ENNIS, ELLEN BETTS	Owner Address:	56 LYNX DR.

BUILDING INFORMATION

Construction Date:	1978	Estimated:		Known:		Source:	COCONINO COUNTY ASSESSOR
Architect:	ANSHEN & ALLEN	Not determined:		Known:		Source:	
Builder:	LYNN DAVID GROOMS	Not determined:		Known:		Source:	

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

Good (well maintained, no serious problems apparent):	<input checked="" type="checkbox"/>	Poor (major problems; imminent threat):	<input type="checkbox"/>
Fair (some problems apparent):	<input type="checkbox"/>	Ruin/Uninhabitable:	<input type="checkbox"/>
Describe:			

USES/FUNCTION

Current Use:	RESIDENCE
Historic Use:	RESIDENCE
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.)

DESIGNED & BUILT BY FIRMS ASSOCIATED W/CHAPEL OF THE HOLY CROSS

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

FRANK LLOYD WRIGHT CONCEPT (CHAPEL) THAT HAD BEEN PLANNED FOR CONSTRUCTION IN EUROPE DURING 1930S.

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.)

ODE TO HOPI CULTURE, TOWED TO BE FIRST PUEBLO HOUSE BUILT IN SEDONA.

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

ATTRACTED CARPORT - PERIOD/ARCHITECTURAL APPROPRIATE

Sedona Historic Property Inventory Form

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

1. Location

Original site: <input checked="" type="checkbox"/>	Moved: <input type="checkbox"/>	Date: <input type="text"/>	Original Site: <input type="text"/>
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2. Design

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

REMOVAL OF BOULDERS (PASSIVE HEAT) FROM CRAWL SPACE -
NOW - EASE

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

REFER TO APPLICATION

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

ADJOINING LAND CURRENTLY UNDER SUBDIVIDING

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

Walls (structure):	WOOD FRAME	Foundation:	CONCRETE	Roof:	WOOD DECK W/ ELASTOMERIC COVER
Wall Sheathing:	STUCCO / PAINT OVER PLYWOOD SHEATHING				
If the sheathing has been altered, what was it originally?					
ONE PANEL REPLACED IN REAR DUE TO TERMITE DAMAGE					
Windows:	SINGLE & DOUBLE FRAME, SET IN WOOD FRAMES OR CRAWL CASIMENTS				
If the windows have been altered, what were they originally?					

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

UNUSUAL STUCCO WASH OVER KNOCK-DOWN APPLICATION

RECOMMENDATIONS OF ELIGIBILITY (opinion of surveyor)

Individually, the Property <u>is</u> eligible:	<input checked="" type="checkbox"/>	Individually, the Property <u>is not</u> eligible:	<input type="checkbox"/>
Property <u>is</u> eligible as a contributor to a potential historic district:	<input type="checkbox"/>	Property <u>is not</u> eligible as a contributor to a potential historic district:	<input type="checkbox"/>
More information needed to evaluate:	<input checked="" type="checkbox"/>	ARCHITECTS & BUILDING DRAWINGS	
If not considered eligible, state reason:			

FORM COMPLETED BY:

Name:	JOHN F. "JACK" FIEWE	Date:	MARCH 23, 2023
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Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	56 Lynx Drive, Sedona, AZ	Survey Site #:	
Historic Name:	Kiva House	Zoning:	RS-10 (SFR)
APN #:	401-49-002	Acres:	0.3
County:	Coconino	Subdivision:	Chapel Bells Estates 2
Owner name:	Lin Ennis, Ellen Betts	Owner Address:	56 Lynx Drive, Sedona, AZ

BUILDING INFORMATION

Construction Date:	1978	Estimated:		Known:	x	Source:	Coconino County
Architect:	See comments	Not determined:		Known:	x	Source:	L. David Grooms
Builder:	Lynn David Grooms	Not determined:		Known:	x	Source:	L. David Grooms

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: A limited area on the north exterior sheathing/stucco had been replaced due to termite infestation. This is determined to have no effect for landmarking purposes.

USES/FUNCTION

Current Use:	Private residential (SFR)
Historic Use:	Private residential (SFR)
Sources:	Builder's rendering by William A. Cook, AIA; Coconino County records

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.)*

The pueblo design is touted to be the first of its kind in Sedona. Further, it incorporates both active and passive solar systems. The house appeared in *Arizona Highways* (May 1984) and *Sedona Life* (Winter 1978).

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

Interior Inspection revealed Frank Lloyd Wright influence.

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.)

Described by designer as Puebloan Kiva architecture. Influences include Paleo and Archaic interests, Aboriginal Architecture, and New Mexican Pueblos.
Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
Open carport is original and attached to residence. Period and architecturally appropriate.

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:	Completed 1978
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2. Design

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

Maintenance included repair and re-stucco of a portion of exterior wall. Boulders for passive heat/cooling system were removed, with no effect to overall structure or eligibility.

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

Grooms reported that the home, carport, and landscape design were located to “mitigate disruption to existing vegetation, optimize views, and site planning orientation to provide lifestyle off-street.”
Describe how the setting has changed since the property’s period of significance: No effect

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

Walls (structure):	Frame/CMU	Foundation:	Poured concrete	Roof:	Low slope, rolled composite, T&G
Wall Sheathing:	Plywood over wood frame/CMU and rigid insulation (double R-factor).				
If the sheathing has been altered, what was it originally?					
Windows:	Dbl. pane Pella set in wood frames w/casements for ventilation.				
If the windows have been altered, what were they originally?					

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

Aboriginal structural components with concern for cylindrical elements; replication of craftsmanship typically found in puebloan and early Spanish construction.
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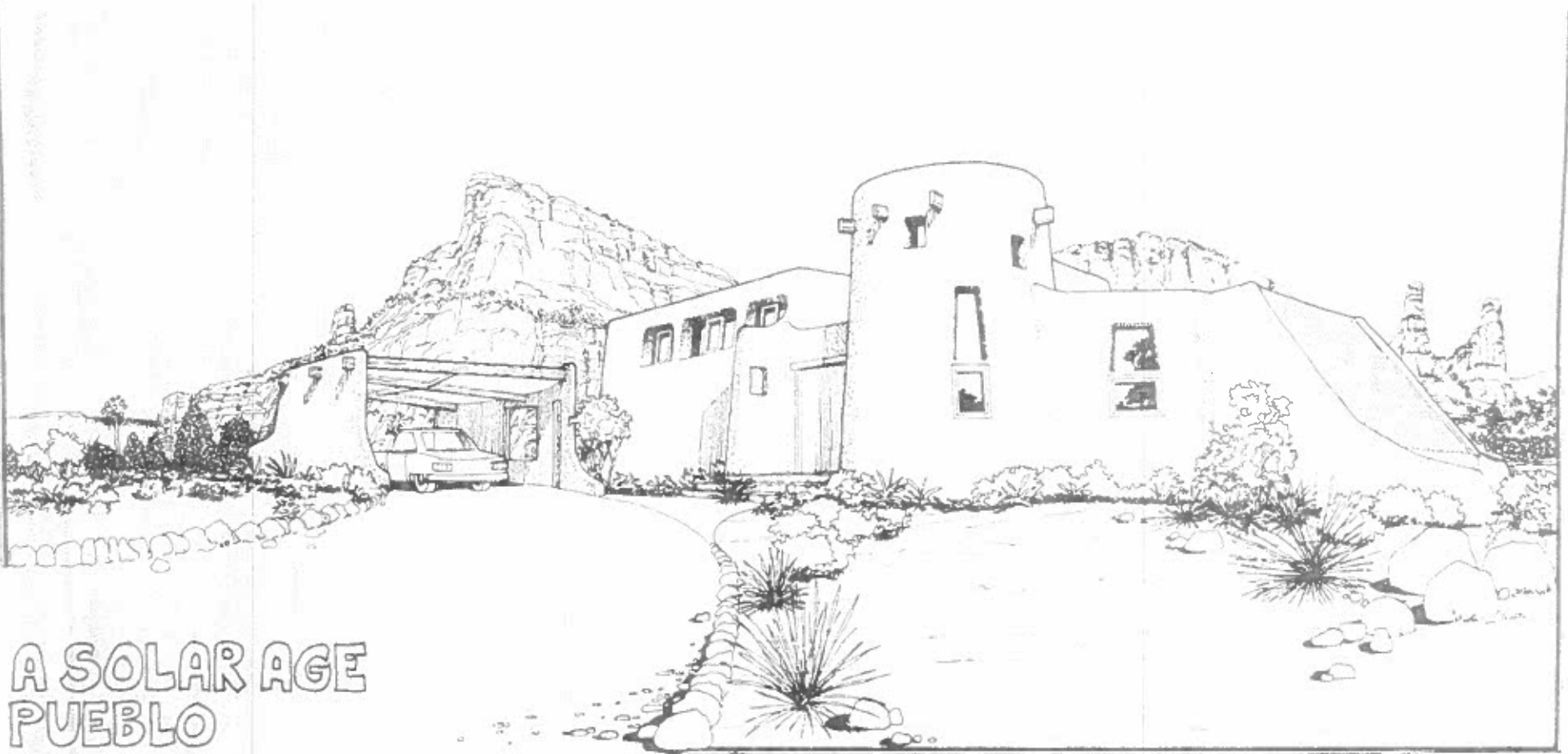
RECOMMENDATIONS OF ELIGIBILITY (*opinion of surveyor*)

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

FORM COMPLETED BY:

Name:	John F. "Jack" Fiene	Date:	November 9, 2023
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Note: L. David Grooms describes himself as an architectural designer, and not an architect, as he did not/does not have AIA designation. There are voluminous notes taken from discussions between Mr. Grooms and the owners of this property found within the City's records. Coconino County records from the permitting process may have been archived.



A SOLAR AGE PUEBLO

DESIGN & CONSTRUCTION BY
L. DAVID GROOMS

WITH
DR. VICTOR & MARION MUELLER

RENDERING BY
WILLIAM H. COOK, AIA

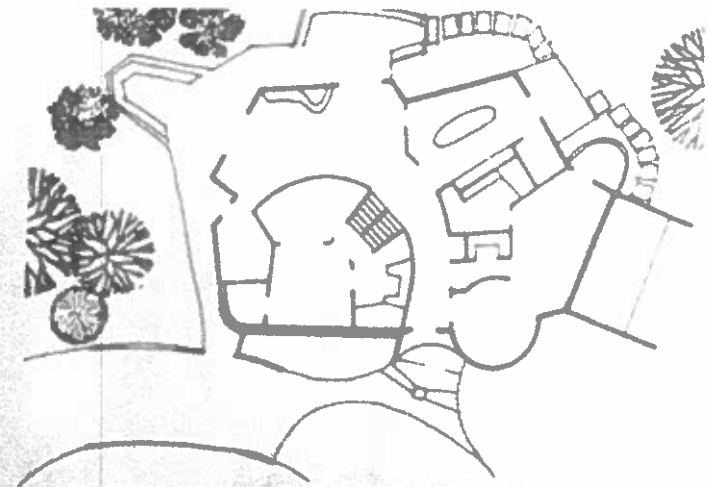
FEATURES

- * SOLAR HEATING / COOLING SYSTEM FULLY INTEGRATED WITH LUNAR-CENTRAL ENERGY SYSTEM
- * SOLAR HOT WATER PREHEATING
- * COMBINATION CONCRETE-INSULATED
- * DOUBLE INSULATION WITH AIRSPACE WAFF ON OUTSIDE WALLS, STEEL WALLS & FLOORS
- * DOUBLE GLAZED FLOOR TO CEILING WINDOWS
- * HIGHLY EFFICIENT THERMOPAN WINDOWS
- * WEATHER HEADS OVER WINDOW & ROOF OVERHANGS
- * SOME OUTDOOR PATIOS WITH BUILT IN REINFORCED CONCRETE
- * TWO MASTER BEDROOMS OPTION
- * ACoustically INSULATED INTERIOR WALLS
- * 2 1/2" x 4" NATURAL WOOD
- * GLAZED LEAD WINDOW & CASING
- * ALVA



- * SOLAR HEATING / CONDUCTION COOLING FULLY INTERFACED WITH LENNOX CENTRAL BACKUP SYSTEM
- * SOLAR HOT WATER PRE-HEATING.
- * COMBINATION GREENHOUSE - SOLAR COLLECTOR.
- * DOUBLE INSULATION WITH STYROFOAM WRAP ON CEILINGS, WALLS, STEM WALLS & FLOORS.
- * DOUBLE GLAZED PELLA WOOD CASEMENT WINDOWS.
- * MAXIMUM EFFICIENCY FIREVIEW FIRE PLACES.

- * WEATHER SEALED DOOR, WINDOW & ROOF CONSTRUCTION
- * FOUR OUTDOOR PATIOS WITH BUILT-IN REDWOOD FURNITURE
- * TWO MASTER BEDROOM SUITES
- * ACOUSTICALLY INSULATED INTERIOR WALLS
- * JENN - AIR RANGE GRILL
- * STAINED GLASS WINDOW ACCENTS
- * KIVA



September 5, 2023

KIVA HOME – Sedona, Arizona

Re: History and Details of the Puebloan Kiva Home and Designer / Builder L. David Grooms
Construction of the Sloping Cylindrical Kiva

LDG reply to Lin Ennis and Dr. Ellen Betts ... Home Owners

Honorable Lin and Dr. Ellen ...

Thanks so much for your Inquiry as to Details regarding the Kiva Home History.

Beginning with the fact that it is a privilege to be prompted to finally be challenged to Recall all that Transpired in the Design and Construction of the Kiva Home, whereas the Process was far more "Interesting" than many have understood.

The Kiva Home has been fraught with everything from Praise to Misinformation since Day One.

IMPORTANT TO UNDERSTAND THAT I AM AN ARCHITECTURAL DESIGNER -- NOT AN ARCHITECT, rather having done elaborate Architectural Design, Engineering, and subsequent Construction and Consulting on some very Elaborate Homes to Mansions as well as being Involved with one of America's Historic Landmark Properties. In most States, it is a Code Violation to Claim Oneself as an Architect unless certified AIA.

(About > Details about You > Basic Bio) https://www.facebook.com/ldavid.grooms.9/about_details

Dr. Victor and Marion Mueller requested if I would Design a Home that was a Compliment to the Incredible Red Rocks Landscape, Sedona History, and their Lifestyle. The Puebloan Kiva Home thus evolved because of my Art Background, Paleo and Archaic Society Interests, Design and Construction Experience, and having a few College Courses in Aboriginal Architecture. Plus, I spent a few College Era summers in Taos New Mexico, always intrigued by the Taos Pueblos and their Culture ... also having spent time in Japan and Korea, fascinated with their Elegant Craftsmanship and amazing Energy Efficiency.

HAVING TAUGHT THE ENGINEERING TECHNICALITIES OF UBC / IBC CODES TO ARCHITECTS AND CONTRACTORS as they were first Introduced to Regional Building Departments ... consequently, the Submittal of the Kiva Home Design to Coconino County was a smooth well-accepted process. No opposition to the Design and Structure by Building Officials. The Plans amounted to simple Elevations and Floor Plans -- No formal Blueprints.

The Home was Featured in Sedona Magazine which got the attention of the AZ Highways Photographers Clementz Husband and Wife Team. My Sedona Architect friend William Cook AIA did a fabulous Photo and Mylar Trace rendering after construction and landscaping, also available.

CONSTRUCTION REQUIRED A BIT OF CREATIVITY ... since Building Materials are Geometric, and the Structure was Curvilinear. Some were Double Walls for Puebloan Outside, and Traditional Room Walls Inside.

Custom Redwood Planking was Ordered Mill-Direct so every other Board was the Reciprocal thus we could match the Grain for the Existing Design by flipping every-other Plank. The Redwood was personally selected from stock with the proper color and pattern.

Many Windows were Located after Framing to Optimize Views ... which could not have been done efficiently in the Design Process. Kitchen Counters for example were Placed after the fact. Once Framed, we could then Identify Window Height, Size, and Locations. The Fire-view Stove was located so those seated could enjoy the commanding Red Rock Landscapes. Same for the Cookie in the Kitchen. Tried to keep an Open Floor Plan as possible. Building Sites are often ravaged by Heavy Equipment, without regard for the Natural Vegetation. The Kiva Home was actually Designed with preservation of everything Foliage and Natural as we could.

Viga style Beams accented the Kiva as well as providing the Roof Structure ... which wasn't all that simple to build, given the cylindrical design. Spanish adopted Vigas and Latillas in Design as was common in Archaic Puebloan Structures. Some areas of the Kiva Home Roof System may have had "built-in" Drainage Plumbing vs Scuppers, think so but don't remember for sure. Aboriginal Builders would have further used Latillas in their roof Systems. Which in hindsight would have been a consideration for the Carport. If since Roofed, that makes sense. Another regard per Low Slope Roof Systems ... they need Crickets or must be designed to Codes for proper drainage. Because of the extremely Soft Soil on the Site, it is Important to channel all Roof Drainage away from Foundations. Settling from Water Compaction is a common structural Problem in Arizona.

DESIGN AND CONSTRUCTION DETAILS ... Solar Heating and Cooling was interfaced with a Back-Up Lennox Thermostat and Air Handling System.

The combination Greenhouse and Solar Collector retrieved Heat or Coolth from a Tromb  CMU Wall adjacent to the Main House with Vents at the Top and at the Bottom for either Passive or On-Demand Operations per a Multi-Stage Honeywell Thermostat Controller.

Hot Water was to be Pre-Heated (reducing Temperature Rise and Energy Demand).

Ceilings, Walls, Stem-Walls, and Floors had Double Wrap Rigid Styrofoam Insulation.

Double Glazed Insulated Pella Wood Windows Installed with Casement Operating for Ventilation.

Exterior Windows as Geometric were blended into the Puebloan Design Motif by Fixed Windows with Curvilinear Features, Operating Manufactured Units Under or Between Sculptured Openings.

High Combustion Efficiency Wood Stove with Fire-view Window placed in Living area so as to provide Seating Proximity Comfort and Ambiance along with View of the Red Rocks.

Four Outdoor Patios accessed the Ecosystem as well as providing Acoustic Privacy from Auto Traffic. The lower Master Suite has a Walk-Out ground level Patio with approx 5 ft. Wall Surround to enable Day or Night access without concern for Slithery Critters ... Safety a Priority. Some Patio Areas included Built-In Redwood Seating.

Two Master BR Suites with Upper slated for Guest Accommodations. The Upper MBR Options also intended as an Artist Studio, Office, Library / Study / Gallery. Red Rock views both directions and Windows for Cross Ventilation.

All Interior Walls were Double R-Factor Insulated for All Hours Acoustic Privacy.

Jenn-Air Range / Grill in Kitchen ... Triangle convenience of Appliance Placements. Work station at Island Kitchen Counter was View Optimized as well as Open access to Guests in the Common areas.

Some Windows were Cut Out after Wall Framing ... so as to Enable Optimized Views, Ventilation, and Furniture Placement preferences ... otherwise guess-work if by drawing into Plans in advance. Particularly given the Irregular Floor Plan and the requisite commanding Views.

All Doors and Windows were Weather and Moisture Sealed with best available Architectural Caulking.

Stain Glass Windows (3) in the Kiva were located to provide Light ... Early, Mid-Day, and Evening for Colored Light Refraction thru-out the Kiva. Also, coordinated with Solar seasonal Azimuth and Angle of Incidence.

Employed Best available Stucco Contractor in the SW Region for Lath over Insulation and Vapor Barriers with Double Stucco Applications.

Two Dump Truck Loads of large Stones were placed in the below grade Reservoir to provide for Retrieval of Seasonal Heat or Coolth as an Energy Alternative for the Kiva Home. Airflow through the Plenum as ducted into living areas was powered by Evaporative Cooling System. The Geothermal Benefit as Integrated was reported to have Influenced Amana, GE, and other Heat Pump Manufacturers to redress "Heat and Coolth" Sourcing Retrieval from Outside Ambient Air to the far more Efficient Option of GeoThermal.

Per previous mention, Redwood Interior Walls were Pattern Matched as an Aesthetic Compliment. The Massive Entry Door was Custom Built On Site.

Floor Plans were Designed to Optimize Space, Traffic, Acoustics, Views, Privacy, Art Displays, Galleries, Music, Interior Lighting, Adequate Daytime Lighting, Ventilation, easy Ingress Egress for Groceries, minimized Energy Demands, Opening the Interior to the Landscape, provide for Guest and Owner Privacy, and allow a Lifestyle Tranquility that did not know it was within a Housing Development.

The Kiva Room intended as a unique Sitting Room for Guest or Visitor or Service Personnel Reception, Owner Relaxation and Ambiance in a Private Retreat, Study, Studio, or just Celebrating Life as the Custom of Ancients.

Drive to Entry Walkway added specially selected Washed Aggregate for Appeal and Non-Slip.

The Home and other Structures were Located on the Property to Mitigate Disruption to existing Vegetation, Optimize Views, and Site Planning Orientation to provide Lifestyle Off Street Privacy.

Puebloan Aboriginal Cultures used both Adobe, Stone, and Combination ... where Adobe was used as Mortar and as Stucco ... therefore the Kiva Home Architecture used the more Practical solution of Frame with Plaster Overlay.

Kiva Rooms were Trending Mandates for varied early American Puebloan Cultures ... such as Chaco Canyon's Ancestral Puebloan people (Anasazi), Pueblo Bonito, the Mesa Verde Complex, and many others. Their Occupational Complex sometimes included up to 30 or more Kivas for Ceremonial Activities, Honoring Deities, and various Socio-Cultural Routines.

Precise Aerial Measurement Report



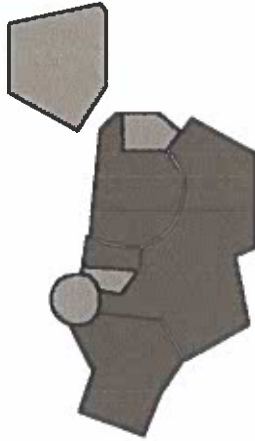
56 Lynx Dr, Sedona, AZ 86336-7144

Prepared for you by ABC Supply Co.



ABC Supply Co.
3200 S Fanning Dr
Flagstaff, AZ 86004

Branch Manager Eddie Padilla
tel. 928-526-9336
email: mgr563@abcsupply.com



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact: Jason Dudek
 Company: ABC Supply Co.
 Address: 3770 E Huntington Dr
 Flagstaff, AZ 86004
 Phone: 928-526-9336

TABLE OF CONTENTS

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MEASUREMENTS

Total Roof Area =2,431 sq ft
 Total Roof Facets =8
 Predominant Pitch =0/12
 Number of Stories <=1
 Total Ridges/Hips =0 ft
 Total Valleys =0 ft
 Total Rakes =0 ft
 Total Eaves =37 ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side



IMAGES

East Side

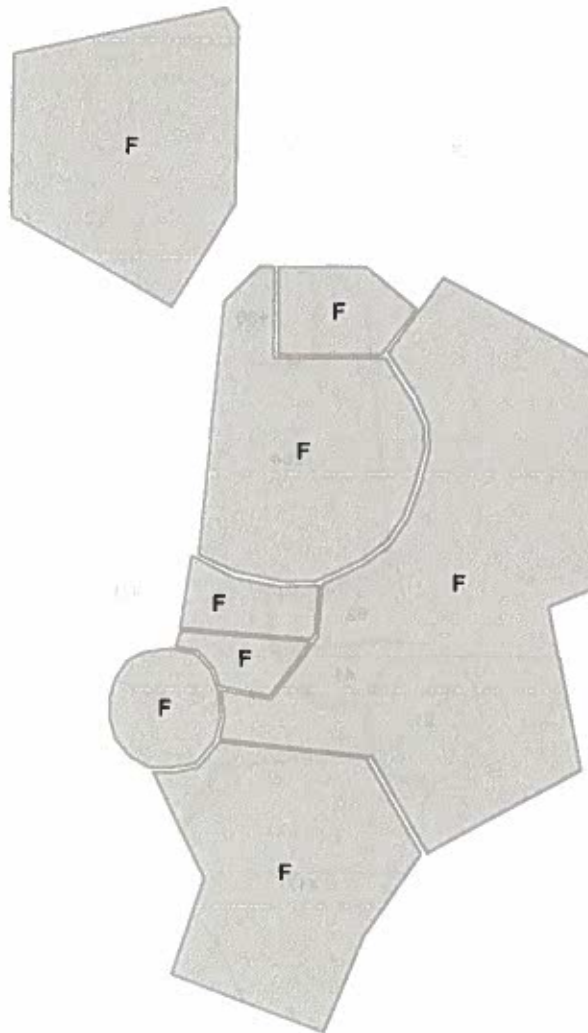


West Side

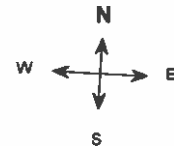


PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12



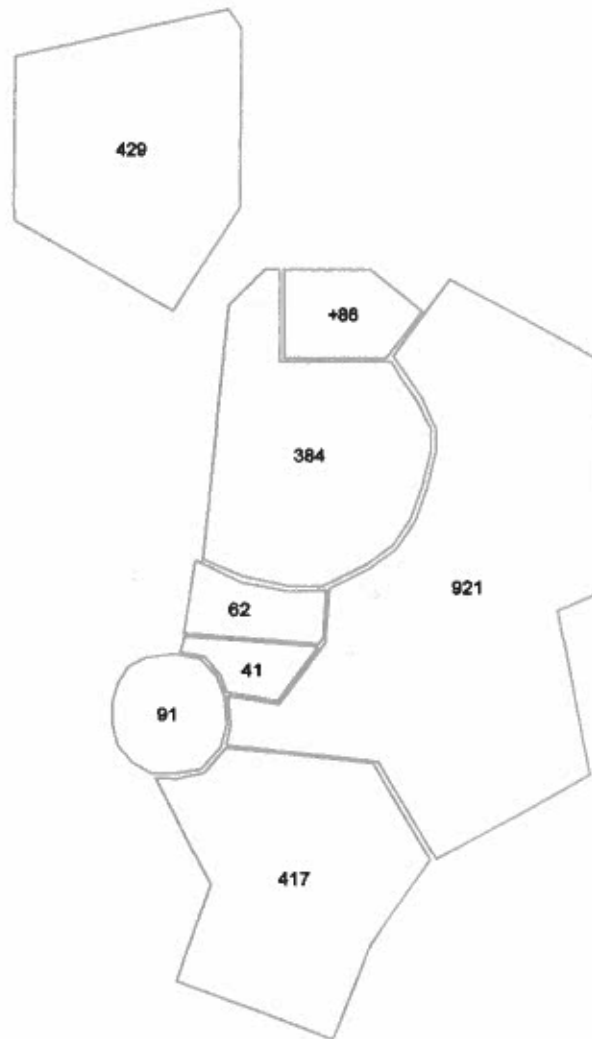
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Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 2,431 sq ft, with 8 facets.

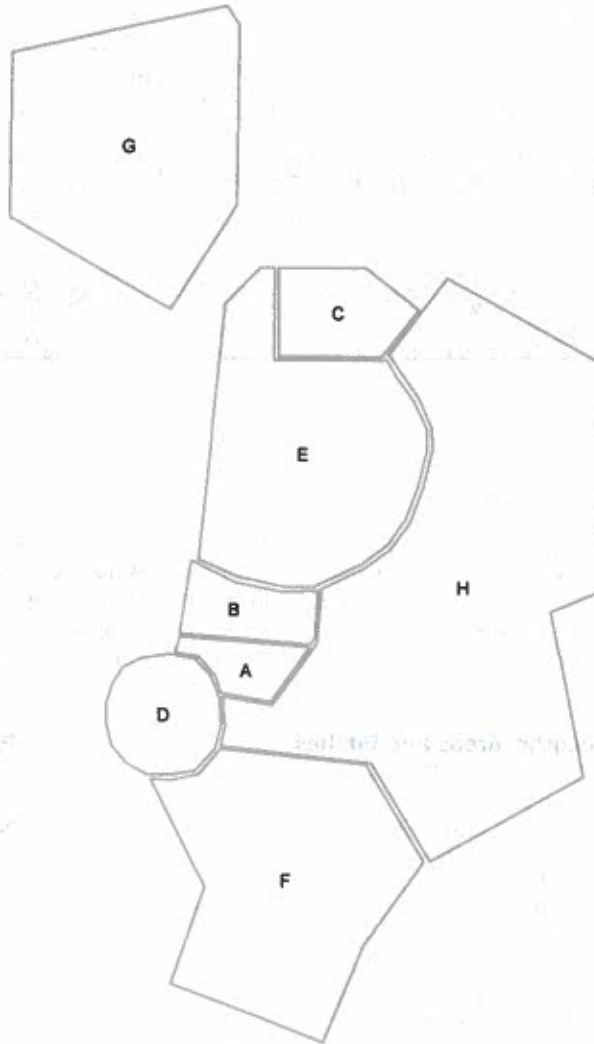


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Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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REPORT SUMMARY

Structure #1

Areas per Pitch

Roof Pitches	0/12
Area (sq ft)	2001.6
% of Roof	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple	Normal	Complex
--------	--------	---------

Waste Calculation

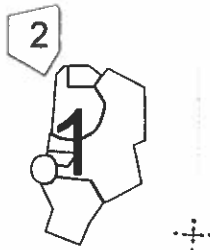
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0	0	0	0	0	0	0	0	0
Area (Sq ft)	0	0	0	0	0	0	0	0	0
Squares *	0	0	0	0	0	0	0	0	0

Measured

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 7

Lengths, Areas and Pitches

Ridges = 0 ft (0 Ridges)
 Hips = 0 ft (0 Hips)
 Valleys = 0 ft (0 Valleys)
 Rakes† = 0 ft (0 Rakes)
 Eaves/Starter‡ = 0 ft (0 Eaves)
 Drip Edge (Eaves + Rakes) = 0 ft (0 Lengths)
 Parapet Walls = 458 (85 Lengths).
 Flashing = 0 ft (0 Lengths)
 Step flashing = 0 ft (0 Lengths)
 Predominant Pitch = 0/12
Total Area (All Pitches) = 2002 sq ft

Property Location

Longitude = -111.7713241
 Latitude = 34.8285697

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
 ‡ Eaves are defined as roof edges that are not sloped and level.

REPORT SUMMARY

Structure #2

Areas per Pitch

Roof Pitches	0/12
Area (sq ft)	429.1
% of Roof	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple	Normal	Complex
--------	--------	---------

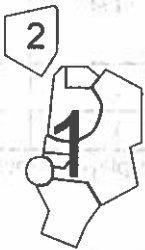
Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0	0	0	0	0	0	0	0	0
Area (Sq ft)	0	0	0	0	0	0	0	0	0
Squares *	0	0	0	0	0	0	0	0	0
	Measured								

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 1

Lengths, Areas and Pitches

Ridges = 0 ft (0 Ridges)
 Hips = 0 ft (0 Hips)
 Valleys = 0 ft (0 Valleys)
 Rakes† = 0 ft (0 Rakes)
 Eaves/Starter‡ = 36 ft (2 Eaves)
 Drip Edge (Eaves + Rakes) = 36 ft (2 Lengths)
 Parapet Walls = 44 (4 Lengths).
 Flashing = 0 ft (0 Lengths)
 Step flashing = 0 ft (0 Lengths)
 Predominant Pitch = 0/12
Total Area (All Pitches) = 429 sq ft

Property Location

Longitude = -111.7713241
 Latitude = 34.8285697

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).

‡ Eaves are defined as roof edges that are not sloped and level.

REPORT SUMMARY

All Structures

Areas per Pitch	
Roof Pitches	0/12
Area (sq ft)	2430.8
% of Roof	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

All Structures Totals



Total Roof Facets = 8

Lengths, Areas and Pitches

Ridges = 0 ft (0 Ridges)
 Hips = 0 ft (0 Hips).
 Valleys = 0 ft (0 Valleys)
 Rakes† = 0 ft (0 Rakes)
 Eaves/Starter‡ = 37 ft (2 Eaves)
 Drip Edge (Eaves + Rakes) = 37 ft (2 Lengths)
 Parapet Walls = 503 (89 Lengths).
 Flashing = 0 ft (0 Lengths)
 Step flashing = 0 ft (0 Lengths)
 Predominant Pitch = 0/12
Total Area (All Pitches) = 2,431 sq ft

Property Location

Longitude = -111.7713241
 Latitude = 34.8285697

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Measurements by Structure									
Structure	Area (sq ft)	Ridges (ft)	Hips (ft)	Valleys (ft)	Rakes (ft)	Eaves (ft)	Flashing (ft)	Step Flashing (ft)	Parapets (ft)
1	2002	0	0	0	0	0	0	0	458
2	429	0	0	0	0	36	0	0	44

All values in this table are rounded up to the nearest Foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Parapet Wall Area Table								
Wall Height (ft)	1	2	3	4	5	6	7	
Vertical Wall Area	503	1006	1509	2012	2515	3018	3521	

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

† Rakes are defined as roof edges that are sloped (not level).
 ‡ Eaves are defined as roof edges that are not sloped and level.

56 Lynx Dr, Sedona, AZ 86336-7144

Report: 47998823

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=56+Lynx+Dr,Sedona,AZ,86336-7144

Directions from ABC Supply Co. to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=3770+E+Huntington+Dr,Flagstaff,AZ,86004&daddr=56+Lynx+Dr,Sedona,AZ,86336-7144

56 Lynx Dr, Sedona, AZ 86336-7144

Report: 47998823

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

Nancy Burgess
Preservation Consulting
P. O. Box 42
Prescott, AZ 86302

December 28, 2023

Ms. Cynthia Lovely, Principal Planner
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Re: Determination of Eligibility for City of Sedona Landmark program, Kiva House, 56 Lynx Drive, Sedona, Coconino County, Arizona.

The City of Sedona Historic Preservation Ordinance Sec. 8.7, Procedures, defines “contributing” as a “classification applied to any historic resource signifying that it contributes to the defining characteristics and integrity of the landmark”. Further, in reviewing the City of Sedona historic preservation ordinances, I do not see a specific requirement that a historic resource be of a certain age to be eligible for the Landmark program.

The National Register Bulletin #15 defines seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling and association.

This assessment of the eligibility of the Kiva House for the Landmark program will take these criteria into consideration.

According to the applicant’s documentation, the Kiva House was completed in 1978, approximately 45 years ago.

The *location* of the Kiva house was chosen for the site which would allow the building to take advantage of the views and integrate the building into the site. The location has not changed; the parcel has not been altered (.3 acres).

The *design* of the Kiva House was apparently somewhat controversial at the time. The inspiration for the design as described by L. David Grooms, the designer/builder, was the ancient architecture of the Puebloan culture. Grooms used innovative (at the time) design elements to take advantage of the location and to build an energy efficient house, including a

December 28, 2023

Cynthia Lovely

Page 2

“round tower-like structure in the front of the house.” The design of the Kiva House is unchanged. There have been no additional structures.

The *setting* was chosen to orient the house into the site and to mitigate disruption to existing vegetation, optimize views and reflect the owners desire to “provide lifestyle off the street.” The house was designed to with the preservation of foliage and natural landscape features to every extent possible (Grooms). There apparently have been no significant changes to the immediate setting. This area of Sedona has grown exceptionally, particularly in the last 25 years, so the viewsheds of the Kiva House may have been altered by significant development in the area.

To evoke the inspiration for the Pueblo Culture design of the house, Grooms used modern *materials*: wood for the framing; stucco over insulated board for the exterior; redwood paneling for much of the interior, which is also structural; wood-framed double glazed casement windows for views and ventilation; vigas and a low pitch for the roof.

Based on the documentation included with the application for designation as a landmark, Grooms’ narrative clearly sets forth the care and concern he took in choosing the materials and designing the Kiva House to best utilize those materials, particularly regarding the interior ceiling system over the mostly-round Kiva room. Grooms’ narrative describes the *workmanship* required to construct the Kiva House. Other than a repair to the north exterior of the Kiva House due to termite damage, the materials have performed well and lasted for approximately 45 years without any significant issues or other repairs, which have no effect on the workmanship.

The integrity of “*feeling*” can be elusive in evaluating a property that the evaluator has not actually seen. Grooms’ detailed description of the Kiva House and his inspiration in designing it to reflect the Puebloan Culture while at the same time building a modern “Solar Age Pueblo” in the beautiful landscape of Sedona reflects a feeling of warmth, comfort and a beautiful setting. All of these elements contribute to the “*feeling*” of the building and its location, design, setting, materials and workmanship.

December 28, 2023

Cynthia Lovely

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The *association* of the Kiva House with the traditional building materials and designs of Sedona residential housing was probably not present in 1978. But today, stucco and many elements of design features from other parts of Arizona, the United States, the World and other cultures are numerous and interpreted in many ways, making the Kiva House “fit in” to the eclectic Sedona design aesthetic today.

In my opinion, based on the criteria set forth in the Sedona ordinances regarding Historic Preservation and the National Register criteria for Historic Integrity, the elements of the Kiva House “contribute(s) to the defining characteristics and integrity of the landmark” and is well qualified to be designated as a City of Sedona Landmark.

Sincerely,

Nancy Burgess
Preservation Consulting
928-445-8765

Re: Following up

Steve Mertes <SMertes@sedonaaz.gov>

Mon 5/6/2024 3:42 PM

To: Lin Ennis <linenniswrites@gmail.com>

Cc: Ellen Betts <dr_ebetts@yahoo.com>; Cari Meyer <CMeyer@sedonaaz.gov>

Hello Lin and Ellen.

I am completing the packet for Monday's meeting and need to identify any responses to the letters that you sent to your neighbors regarding your landmark application. Could you confirm to me my memory of our past conversation that you received no responses from your neighbors regarding the letters you sent to them?

Best regards.



Steve Mertes

Director of Community Development

Community Development

102 Roadrunner Drive

Sedona, AZ 86336

smertes@sedonaaz.gov

(928) 203-5108

City business hours are Mon-Thur 7 a.m. - 6 p.m.

Public safety 24/7

From: Steve Mertes <SMertes@sedonaaz.gov>

Sent: Wednesday, November 1, 2023 5:56 PM

To: Lin Ennis <linenniswrites@gmail.com>

Cc: Ellen Betts <dr_ebetts@yahoo.com>; Brynn Unger <brynnunger@gmail.com>; Cynthia Lovely <CLovely@sedonaaz.gov>

Subject: Re: Following up

Hi Lin.

I spoke with Brynn some time ago who indicated that she expressed that we were waiting for any responses that you have received from your neighbor outreach. We would need those to move forward. In the meantime, we have contacted Nancy Burgess to request her to perform a survey of your house/property. We are awaiting a schedule and proposal from her. Once the survey is performed, we