

**Action Minutes  
City of Sedona  
Historic Preservation Commission Meeting  
City Council Chambers, 102 Roadrunner Drive, Sedona, Arizona  
Monday, May 13, 2024 – 4:00 p.m.**

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

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

**Roll Call:**

**Commission Members present:** Vice Chair Nate Meyers and Commissioners Jack Fiene, Bob Huggins, and Steve Segner. Chair Brynn Unger was excused.

**Staff Members Preset:** Larry Farhat, Steve Mertes, Kate Jankowski and Donna Puckett

**City Council Members Present:** Mayor Scott Jablow

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

*There were no announcements.*

**3. APPROVAL OF THE FOLLOWING MINUTES:**

**a. April 8, 2024**

*The Chair asked for any corrections to the minutes of April 8, 2024, and hearing no corrections, the minutes were approved as written.*

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

*Opened the public forum at 4:02 p.m. and having no requests to speak, closed the public forum at 4:03 p.m.*

**5. REGULAR BUSINESS**

**a. Update on the Ranger Station Park (Staff to present).**

Introduction by Vice Chair Meyers

Presentation by Larry Farhat who indicated that they had wrapped up the shared use path, plaza, and the parking lot has been striped for ADA compliance. They will be doing a soft opening of the park in June. The public restrooms aren't ready yet, so they are bringing in porta-a-potties. They have had some delays with the playground; the equipment should be received in the fall with a construction time of approximately six weeks, but as the next step, they will be installing the picnic tables, park benches and some of the activity areas, such as cornhole, the adult exercise area and the slides by the end of June.

Larry stated that the design for the interior of the house and barn is under way, and we are currently reviewing the layout of the barn and house with staff. It has been well received by the public, and Stormy Bay has become a big picture station. Larry showed a drone's aerial view of the park and indicated he thinks it will be highly used and the residents are loving it.

Commission's questions of staff.

*No action was taken.*

**b. Discussion and possible action regarding the Landmarking of the property commonly known as the Tlaquepaque Chapel, Permit HPC-00001, located at 336 SR179.**

Introduction by Vice Chair Meyers

Presentation by Steve Mertes regarding the Chapel at Tlaquepaque that is about 800 sq. ft. and created by Abe Miller. Steve stated that as told in the story, "*The Chapel at Tlaquepaque, an Oasis of History and Serenity*", the chapel portion of the Tlaquepaque Arts & Shopping Village was created by Abe Miller, a traveler who loved to observe artisans at work in the small villages he visited. Miller hired workers that he felt displayed heart and enthusiasm for this project, and what he accomplished in design, aesthetics, symbolism, and a reflection of the Mexican Culture is visible in every detail of the Chapel at Tlaquepaque. Much of the artistic renderings can be attributed to artist Eileen Conn, who carved birds out of basswood, made canvas drawings of Navajo rugs and relief carvings, but perhaps her most prominent contribution was the painting of the large interior mural that is the focal point of the altar area. The chapel is approximately 800 sq.ft., with nine leather pews that seat about 36 people. The floor of the chapel consists of hand-laid gold-bronze tile which leads your eye to the ornate back wall that is dominated by Conn's 11'x 12' painted mural which contains the portraits of St. Augustine, Pope Pius X, Bonaventure, Samuel, Peter, and John the Baptist, with Jesus Christ floating above them. The chapel is further adorned with custom stained-glass windows created by Deanne Sabek, who first researched stained glass in Spanish architecture. It is said that she wanted to bring the spiritual feeling of being outside into the chapel and chose a color palate inspired by the natural surroundings of Sedona. The glass itself is hand-blown from Germany. On the outside, you may have seen the hand-carved Spanish doors, elaborate wrought-iron gates, and the cross-topped bell tower. The condition of the chapel is said to be in good condition both inside and out, and the full evaluation of the building for historic integrity and consistency with the landmark criteria is part of the attached letter from Nancy Burgess, Preservation Consultant, and dated December 12, 2023.

Staff is supportive of designating the Chapel at Tlaquepaque as a historic landmark. Accordingly, staff recommends approval of Case Number HPC-00001, based upon the consistency with the historic landmark evaluation criteria outlined in the Sedona Land Development Code.

There were no questions of staff or the applicant.

Vice Chair Meyers opened the public hearing at 4:12 p.m. and having no requests to speak, closed the public hearing at 4:13 p.m.

Commission's question of staff.

***MOTION: Commissioner Fiene moved to approve the landmark designation for Case Number HPC-00001 to designate the Chapel at Tlaquepaque, located at 336 SR179, as a historic landmark based upon the consistency with the historic landmark evaluation criteria outlined in the Sedona Land Development Code. Commissioner Segner seconded the motion.***

***VOTE: Motion carried four (4) for and zero (0) opposed. (Fiene, Huggins, Meyers and Segner in favor). Chair Unger was excused.***

**c. Discussion and possible action regarding the Landmarking of the property commonly known as the Kiva House, Permit HPC-00002, Code located at 56 Lynx Dr.**

Introduction by Vice Chair Meyers

Presentation by Steve Mertes who indicated 56 Lynx Dr. is known as the Kiva House. 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 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. 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 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.

The Kiva House appears to be in good condition both inside and out, and staff is supportive of designating the Kiva House as a historic landmark. Accordingly, staff recommends approval of Case Number HPC-00002 based upon the consistency with the historic landmark evaluation criteria outlined in the Sedona Land Development Code.

Commission's questions of staff and comments.

Steve Mertes read the following Landmark Designation Criteria:

- 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.

Additional Commission questions of staff and comments.

Opened the public hearing at 4:25 p.m. and having no requests to speak, closed the public hearing at 4:26 p.m.

Comments by the Commission

***MOTION: Commissioner Fiene moved 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. Commissioner Huggins seconded the motion.***

**VOTE: Motion carried four (4) for and zero (0) opposed. (Fiene, Huggins, Meyers and Segner in favor). Chair Unger was excused.**

**d. Discussion of the June SHPO Conference and schedule.**

Steve Mertes explained that this item was agendaized so Commissioners could discuss the offered classes you felt you wanted to attend since that agenda was not available at the last meeting.

Commission questions of staff

Donna Puckett reminded the conference attendees that the required CLG training is being held in the pre-conference work sessions on Tuesday, June 25<sup>th</sup>, in the afternoon, and she will be cancelling the reservation for the city vehicle unless someone has changed their mind.

Vice Chair Meyers asked Commissioner Huggins and Commissioner Fiene to let someone know if they see any session of interest and would like for someone to attend so they can bring back that information.

*No action was taken.*

**e. Discussion of possible celebration for Historic Preservation Month.**

Steve Mertes referenced the soft opening of the park in June and asked if the Commission is in favor of having a celebration for the park and its history. He then asked who the Commission might want to be the lead and what you might need from staff. Vice Chair Meyers stated that we need a date to know whether that will be the soft opening or whether a hard opening date is coming.

Steve Mertes suggested discussing with Sandy Phillips, the Project Manager, the hard opening date. It looks like it won't be for quite some time because of the restrooms and playground. Vice Chair Meyers indicated that he prefers to tie it to a hard opening; you would get more exposure and more eyes on historic preservation. He will work with Steve Mertes and Sandy to nail down a date.

Commission's questions and comments.

*No action was taken.*

**f. Update on the Oak Creek Tavern recognition plaque. (Staff to present)**

Steve Mertes stated that he has procured the film, and the plaques should be ready next week, so a date or time could be set to present it. Commissioner Segner volunteered to install it.

Commission's questions of staff and comments.

Commissioner Huggins volunteered to do a press release through the city, and Donna Puckett suggested talking with the property owner. Commissioner Segner then suggested someone from the city should contact the property owner, Tom Gilomen, and see what he wants. Donna Puckett asked that they ensure the plaque is placed outside the building, not inside.

*No action was taken.*

**g. Discussion of future meeting dates.**

Steve Mertes asked if there were any vacations coming up. There has typically been a summer break. Vice Chair Meyers stated that with the conference in June, he would suggest not meeting

in June and meeting in July to discuss it at that point. Donna Puckett reminded the conference attendees that in July they are to be prepared to discuss what they learned at the conference for the benefit of those who could not attend.

*No Action was taken.*

**6. FUTURE MEETING DATES AND AGENDA ITEMS**

**a. Monday, June 10, 2024; 4:00 pm**

The June meeting will be canceled, and the next meeting will be held on Monday, July 8<sup>th</sup>.

**7. EXECUTIVE SESSION**

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

*No Executive Session was held.*

**8. ADJOURNMENT**

Vice Chair Meyers adjourned the meeting at 4:44 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on May 13, 2024.

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Donna A. S. Puckett, Administrative Assistant

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Date