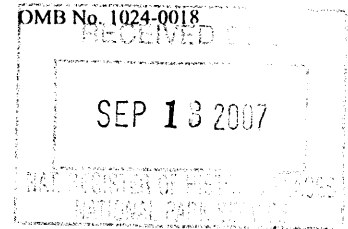


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1099

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hart Store

other names/site number \_\_\_\_\_

2. Location

street & number 100 Brewer Road  not for publication

city or town Sedona  vicinity

state Arizona code AZ county Coconino code 005 zip code 86336

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally.  
( \_\_\_\_\_ See continuation sheet for additional comments.)

James W. Grammer AZSHPO  
Signature of certifying official  
ARIZONA STATE PARK  
State or Federal agency and bureau

10 SEPTEMBER 2007  
Date

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official  
\_\_\_\_\_  
State or Federal agency and bureau

\_\_\_\_\_  
Date

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Edson H. Beall  
Signature of Keeper  
10-25-07  
Date of Action

Name of Property

County and State

**5. Classification**

**Ownership of Property**  
(check as many as apply)

**Category of Property**  
(check as many as apply)

private  
 public-local  
 public-State  
 public-Federal

building(s)  
 district  
 site  
 structure  
 object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1  
  
  
  
1

1  
  
1  
  
2

building(s)  
site  
structure  
object  
Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the  
National Register

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE/TRADE/ Department Store (General Store)  
DOMESTIC/ Multiple Dwelling (duplex)

**Current Functions**  
(Enter categories from instructions)

COMMERCE/TRADE/ Specialty Store

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

OTHER

**Materials**  
(Enter categories from instructions)

foundation      Concrete  
  
walls              Wood frame/ Wood siding  
  
Roof                Metal/ Other (composition rolled roofing)  
  
other

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**Period of Significance**1926-1940  
\_\_\_\_\_  
\_\_\_\_\_**Significant Dates**1940  
\_\_\_\_\_  
\_\_\_\_\_**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_**Cultural Affiliation**\_\_\_\_\_  
\_\_\_\_\_**Architect/Builder**Ed Black/ Frank Jackson  
\_\_\_\_\_  
\_\_\_\_\_**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Sedona; Sedona Historical Society  
\_\_\_\_\_

Name of Property \_\_\_\_\_

County and State \_\_\_\_\_

**10. Geographical Data**

Acreage of Property 0.243

UTM References (Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>746997</u>	<u>1404381</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title	<u>Nancy L. Burgess</u>			date	<u>August 3, 2006</u>
organization	_____			telephone	<u>(928) 445-8765</u>
street & number	<u>P.O. Box 42</u>			zip code	<u>86302</u>
city or town	<u>Prescott</u>	state	<u>AZ</u>		

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name/title	<u>Annemarie Hunter</u>			telephone	_____
street & number	<u>100 Brewer Road</u>			zip code	<u>86336</u>
city or town	<u>Sedona</u>	state	<u>AZ</u>		

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**SUMMARY**

The Hart Store is a small commercial property located on a heavily vegetated and well-shaded stretch of Brewer Road in close proximity to the current commercial core of the small northern Arizona City of Sedona. The nominated property consists of approximately .243 acres, upon which is situated the store building, a tin storage shed and a water wheel. Neither the water wheel nor shed are considered contributing elements of the property and are thus described only cursorily in this nomination. Built in 1926, the Hart Store is a wood framed one-story commercial building, and was the first “big” store to serve the inhabitants of the then substantially smaller community of Sedona (Oral Interview, Nellie May Smith Hart, March 28, 1985). When the realignment of Sedona’s major commercial intersection away from Brewer and Ranger roads occurred in 1939, the Hart Store ceased to function in its current location and the business was moved to the newly constructed intersection of State Highways 179 and 89A. At this time, the Hart Store building was converted into duplex housing for employees of the new, relocated Hart Store business. Rehabilitation work in 2002 restored the function of the building to retail commerce; however, the sensitive retention of much of the 1940 remodel’s historic fabric conveys the building’s historic transformation for use as worker residence.

The Hart Store is recommended eligible for listing in the National Register under Criterion A at the local level for its association with commerce and community planning and development in Sedona Arizona. The 1926 construction of the original Hart Store at what was once the primary vehicular intersection of the sleepy little town of Sedona reflects the earliest roots of commerce in the City. The subsequent relocation of the Store and concomitant conversion of the building into worker housing in 1940 reflects the significant impact the construction of the interchange at Highway 179 and 89A (familarly known as “The Y,”) would have on the commercial development of the City. The period of significance for the property extends from 1926, the date of the building’s construction, until 1940, the year in which the duplex conversion occurred. As the building’s conversion into a duplex reflects the important reorientation of the building’s function, it is highlighted as a significant date for the history of the building.

**Setting and General Appearance of Property**

The City of Sedona is located in the high southwestern desert, beneath the rim of the Colorado Plateau and just below the Mogollon Rim. Elevations range from 4,200 feet in the Oak Creek drainage to approximately 4,500 feet on the surrounding hilltops. Sedona is well-known for its spectacular red rock scenery and has been featured in many movies, commercials and print media. The scenic rocks include red sandstone and red shales along with Coconino Sandstone and Kanab Limestone. The bright red erosion-resistant sandstone is part of the

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Supia Group-Hermit Shale sequence. Sedona is part of the Great Basin Conifer Woodland with large areas of open benchland featuring bursage-ragweed, woody perennials and grasses. The predominant native shrubby vegetation consists of Mormon Tea, Hollyleaf Buckthorn, Louisiana Sagebrush, Red Barberry, Wright Siltassel, Evergreen Turbinella Oak, Gregg Ceanothus, Alderleaf Mountain-mahogany, Pointleaf Manzanita and Cliffrose. The predominant tree is the Smoothbark Arizona Cypress, with Rocky Mountain Pinon and Utah One-seed and Rocky Mountain Juniper also present. Soaptree Yucca, Beargrass, Chollas, Pricklypear and Hedgehog Cactus are present but not common. The climate is mild and semi-arid with distinct seasons.

Oak Creek Canyon and Oak Creek are dominant features of the northern and eastern portions of the City of Sedona. Most of the early settlement occurred in this area because of the availability of water from Oak Creek for household use and for orchard and field irrigation. The spectacular Oak Creek Canyon begins at the northeast corner of the incorporated city limits. Oak Creek runs southwest through Sedona and forms the western boundary of the southernmost portion of the city. Sedona is bisected by the Yavapai/Coconino County line and lies in both counties. Sedona is surrounded on four sides by the Coconino National Forest. To the north is the Red Rock - Secret Mountain Wilderness Area, and to the east is the Munds Mountain Wilderness Area, both part of the Coconino National Forest. To the south are the unincorporated communities of the Village of Oak Creek and Big Park and to the southwest are Page Springs and Cornville. The City of Sedona was incorporated in 1988. More than 3,000,000 tourists visit Sedona each year.

The Hart Store is located on a quarter-acre parcel in southeastern Sedona, immediately southwest of the intersection of Arizona State Highways 179 and 89A, at the intersection of Brewer and Ranger Roads. It is accessible from Highway 179 via Ranger Road or from Highway 89A via Brewer Road. In the past, Brewer and Ranger roads were the main access roads through Sedona and the intersection of these two roads was the community's main intersection. Today, this intersection is again a busy one, owing to the cut-through traffic attempting to bypass the now congested "newer" (1939) intersection of State Highways 179 and 89A (familiarily known as the "Y"). In the area of the Hart Store, Highway 179 parallels Oak Creek for about one mile. This area is characterized by lush foliage and mature trees, a riparian environment fed by proximity to Oak Creek.

The land on which the Hart Store is situated is relatively flat, although the rear (northeast) portion of the property is undeveloped because of the presence of a steep cut rising behind the Hart Store. This rise separates the flat portion of the property from the hilltop and traffic above. Native plant material has been removed from the immediate surroundings of the Hart Store and the grounds have been planted with a lush residential landscape, including irrigated non-native deciduous trees, shrubs, ground cover and flowers, along with a picket fence and paths. These landscape features help to maintain the original "rural country store" setting and feeling despite the encroaching commercial development in the area. Landscape features include a small tin storage

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shed and a small water wheel. Little to nothing is known about these elements, including their dates of construction, and they are included in this nomination as non-contributors. Advertising signs for commercial products such as Coca Cola are conspicuously attached to the building, where they have remained for decades. The eastern portion of the property, which lies outside the nominated boundaries of the National Register property, consists of a steep slope from west to east and north to south and is characterized by high desert native vegetation.

The Hart Store is situated in one of the few remaining historic enclaves of Sedona, surrounded by fairly modern development. On the west side of Brewer Road (named for the Charlie and Lydia Brewer family, who lived at the south end of the road) is the 1914 Brewer (Sedona) School. To the east of the Store on Ranger Road is the eponymous Sedona Ranger Station, established in 1905. Farther east along the more recently constructed State Highway 179, newer residences and commercial properties face the highway.

Other historic properties in the area include the Black Ranch, the old post office, the Sally Black Home, the Pearl Coons Home and the USFS/Delia Hart Pumphouse, which is on the east side of Highway 179 opposite the intersection with Ranger Road. The Schnebly home and the first Sedona post office were also located in this area.

**Architectural Description**

The Hart Store is a vernacular commercial building built in 1926, which was subsequently remodeled and converted to a duplex in 1940. It is generally rectangular in plan (50' X 20') and symmetrical in massing with the broad facade to the front (west). There is an addition to the front (1940) and an addition to the rear. The square footage totals 1,478 with 1,398 square feet of usable interior space. The foundation is concrete. The walls are frame construction sheathed in stucco and horizontal wood clapboard siding with wide corner boards. The small rear addition (on the north side) is frame and stucco as well. The clapboard siding on the front of the building was replaced as a part of the 2002 rehabilitation by the current owners with wood siding which matches the original as closely as possible.

Historic Appearance of the Building

Historic photographs of the Hart Store assist in an understanding of the types of changes that occurred in the 1940 transformation of the building from commercial to residential use. The earliest known photograph of the store (Photographs #1 and #2), taken in approximately 1930, show board and batten siding on the original

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façade, with a simple side gabled metal roof. Elongate 6/6 wood double hung windows are present, as is a small front gabled porte cochere with exposed rafters, supported by thick, round posts.

Photographs taken in the mid to late thirties (Photographs #3 and #4) reveal a structurally minor, yet highly visible change, to the façade of the building, namely the sizable extension of the porte cochere to shade a fair portion of the front of the building. This new porte cochere, with its stepped parapet, not only expanded the commercial signage of the store, but also lent the building a subtle Spanish Colonial Revival styling.

During the 1940 conversion of the building into residential quarters the expanded porte cochere was enclosed for additional living space, leaving a central re-entrant porch recessed in the middle. The building maintained its corrugated metal side gabled roof with moderate pitch, but now also possessed a corrugated metal shed roof over the partially enclosed re-entrant front porch. The 6/6 wood double hung windows appear to have been salvaged from the original façade of the building and configured along what was now the new front of the building.

Current Appearance of the Building

The building has moderate roof overhangs and narrow eaves. The roofing material is a combination of the original corrugated metal (unpainted), which was retained during the 2002 rehabilitation, and rolled composite roofing material on the rear addition. The porch ceiling is comprised of beadboard.

The windows are all original wood frame and include 6/6 and 1/1 double hung, 4-pane fixed and one wood casement window in the bathroom. Some windows retain their original hardware. The window trim is simple and consists of flat, butted trim with wood sills. On the stuccoed portion of the building, the window trim is flush with the surface of the stucco. Ornamentation is minimal.

The original front walls of the 1926 building are still intact inside and the floor plan has not been significantly altered, although there is currently only one bathroom and one kitchen on the west end of the house.

The windows on the front facade of the building are the same material and type (double hung wood frame 6/6-light) as the ones shown in the photographs, and are very likely the same windows transplanted from the original front of the building to the new front facade.

Other than necessary restoration work, which included removal of brick-patterned asphalt siding and replacement with new horizontal clapboard siding on the front and the north side of the building, there are no



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known significant exterior changes to the building since 1940. The structural condition appears to be generally good.

The building has a moderately pitched roof, exposed rafter tails and open eaves, narrow clapboard siding along with stucco on the exterior walls of the building, porches, wood frame windows, a lack of ornamentation and the rather low profile. The building does not reflect elements of any particular architectural style. Rather, it has the characteristics and feel of a vernacular style building, designed and built by a local builder without formal plans and repeatedly altered over the course of its life to reflect changes in the needs of its inhabitants.

**Integrity**

As the significance of the Hart Store lies in its ability to convey not only its earliest function as a general store, but also its subsequent conversion for use as a residence, an evaluation of the building's integrity is somewhat challenging, requiring a balanced assessment of the 1926 and 1940 construction episodes. While the commercial enterprise of the Hart Store relocated in 1940, the retention of the original store building at its current location at the intersection of Brewer and Ranger Roads maintains an important associative value for those inhabitants of Sedona who can recall- either from memory or from historic accounts- the importance of this stretch of road as the commercial nexus of early Sedona. Even during its years of use as a residential duplex, the building has continued to be familiarly referred to as the "Old Hart Store." The building's current use as a small-scale specialty shop and retention of original commercial signage positively contribute to its feeling as a small town store.

The building's original design was certainly compromised by the 1940 duplex conversion; however, as this conversion is considered to be an essential part of the Hart Store's history, the change in design is not considered to severely impact the building's ability to convey its significance. While altering its overall massing, the 1940 remodel retained a good portion of the building's historic fabric, maintaining the form, pitch and materials of the original roofline, using distinctive yet compatible sheathing (clapboard rather than board and batten), and apparently recycled the original wood double hung windows for use on the new facade. Since 1940, the building has remained virtually unchanged and as such is judged to have an overall high degree of integrity of materials and workmanship. The 2002 rehabilitation of the building for its current use as a retail specialty store sensitively opted to respect the alterations made in the 1940 duplex remodel.

On October 2, 2002, the City of Sedona designated the Hart Store as a City of Sedona Historic Landmark. In so doing, the City of Sedona staff wrote: "[i]n staff's opinion, the Hart Store satisfies the evaluation criteria for

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designation as a Historic Landmark. The property is associated with events and persons that have made significant contributions to Sedona's history, and the property has yielded information that is important in understanding the history of Sedona. The Hart Store, in its current configuration and appearance, is at least 50 years old and embodies distinctive characteristics of a type, period, and method of construction.”

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**STATEMENT OF SIGNIFICANCE**

**SUMMARY**

The Hart Store is recommended eligible for listing in the National Register of Historic Places under Criterion A for its association with events that have made a significant contribution to the broad pattern of Sedona history. The primary significance of the Hart Store, originally constructed in 1926, derives from its association with early commerce in the Sedona area. However, the 1939 relocation of the store business and subsequent conversion of the building into a residential duplex one year later was also significant, as it reflected the reorientation of the city's commercial core away from the intersection of Brewer and Ranger Roads and to the intersections of modern State Highways 89A and 179 which now form Sedona's landmark "Y" interchange. The period of significance for the property spans from the construction of the store in 1926 to 1940, the year in which the old Hart Store was remodeled to serve as residential housing for employees of the store. As this remodel reflects the important reorientation of the building's function, 1940 is highlighted as a significant date for the history of the building.

The Hart Store is nominated for listing under the Areas of Significance of "Commerce" and "Community Planning and Development."

**L.E. Hart and the Founding of Hart Store**

Lewis Edmond Hart and Delia Tarr Schafer were married on March 10, 1918. Both had been married previously. L. E. "Dad" Hart was born in Pleasanton, Kansas in 1858, and by 1883 had arrived in Arizona. He was a cattleman and a Coconino County Supervisor for several terms and also was the manager/operator for the Coconino County Farm and Hospital in Flagstaff, Arizona. Born in Tunnel City, Wisconsin in 1877, Delia Tarr came to Flagstaff, Arizona in 1903 with her parents. She came to Sedona in 1925 with L. E. Hart. At that time, Delia and L. E. Hart also purchased 80 acres of land with a large apple orchard (the former Van Deren Ranch), from Lee Van Deren. Located on the west side of Highway 179, they lived there and ran a dairy and fruit operation. In the 1930s, the United States Forest Service dug a 25 foot deep well (the USFS/Delia Hart Well) on property owned by the Hart family adjacent to Oak Creek. Several pumps were installed to serve various users, including the Hart family, other private users and the Sedona Ranger Station. For a time, this was the only well in the area. Around 1937, L. E. Hart was instrumental in forming a co-op to bring electricity to Sedona. He is credited with being the man who was financially and organizationally responsible for making a deal with Arizona Power and Light to bring a line in from five miles away and was apparently also one of the first, if not the first in Sedona, to have electricity installed in a building, at the Hart Store. The electrical co-op lasted a number of years, at least through 1948. Eventually, the co-op was bought out by Arizona Public Service, the successor to Arizona Power and Light. L. E. Hart died June 25, 1942 at the age of 84, just two

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years after he moved the Hart Store business to its new location at the "Y". Delia Tarr Hart died December 16, 1968 at the age of 91.

According to the current owners, local residents told them that the Hart Store had the first telephone in Sedona and people would wait in line to use it. Local residents also stated that when movies were being filmed in Sedona, the movie moguls also had to use the telephone at the Hart Store to call Hollywood.

**Community Planning and Development in Sedona**

The early written history of Sedona is minimal. Most primary written documents consist of homestead and land records and personal accounts of life in the area. Since the City was not incorporated until 1988, City records do not reflect the history of the community prior to that date. However, a basic history of the area can be gleaned from various published materials.

Historical treatments of modern Sedona’s development begin in 1875 when John James (Jim) Thompson camped along Oak Creek in Oak Creek Canyon north of present-day Sedona and took “squatters rights” to the land. At this time, the area was known as “Red Rock Country,” but did not have an official name. Located then in Yavapai County, it was far removed from any other settlement, isolated, dangerous and beautiful. Thompson established his home on land which had previously been farmed and irrigated by local Native American peoples and therefore named his home “Indian Gardens Ranch,” which he later shortened to “Indian Gardens.” The nearest stage station was Beaver Head Stage Station, located approximately 15 miles to the south along the old, and very primitive, stage road from Winslow through Prescott (the Territorial Capital and County Seat of Yavapai County) to Yuma. During that same year, other settlers also arrived: John Lee settled at “Red Rock” and Margaret Ann Jackson became the first Euroamerican woman to live on Lower Oak Creek. Approximately four years later, in 1879, the Abraham James family moved into the area known then known as “Camp Garden” (near the present “Y” intersection of Arizona Highways 89A and 179) and stayed until 1895. In 1880, Jesse Jefferson Howard, also known as “Bear” Howard because of his bear hunting skills, built a cabin on the West Fork of Oak Creek . In 1885, Frank Owenby homesteaded an 80 acre site in “Camp Garden” and was subsequently the first person in the area to obtain a land patent, in February, 1901 (The Owenby Ditch: An Historic Structure Survey, Eligibility and Effect Assessment Conducted in Support of the SR179 Improvements Project, Sedona, Coconino County, Arizona, EcoPlan Associates, Inc., Diane Fenicle, M. A., April, 2005).

In about 1876, Jim Thompson built a “fairly tolerable” road by hand with picks, shovels and dynamite, from his home at Indian Gardens through Wilson Canyon to “Camp Garden”. This road was washed away in a flood and Thompson then built another road high above the creek going south from Indian Gardens, winding around Steamboat Rock, through Wilson Canyon and entering present-day Sedona along the approximate alignment of

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Jordan Road. The first wagon road into Sedona came from the south approximately along the alignment of present-day Highway 179 from Beaver Head Flats by way of Big Park (now known as the Village of Oak Creek). It was known as the Beaver Creek or Big Park Road. This wagon road was developed some time in the early 1880s and joined the Beaver Head Stage Route approximately eleven miles south of Sedona, near the current junction of Interstate 17 and State Highway 179. This was part of the route from Prescott, Arizona to Sante Fe, New Mexico and represented the only road north from the Verde Valley to Sedona.

Once Schnebly Hill Road was completed in 1902, the residents of Sedona had an alternate and much shorter route out of Oak Creek Canyon to the north and west to Flagstaff, cutting a loaded wagon's trip from Sedona to Flagstaff from six days to one day. A wagon road to Indian Gardens was subsequently finished in 1901. A road through Oak Creek Canyon was opened in 1914. It crossed Oak Creek sixteen times between Sedona and the switchbacks at the head of Oak Creek Canyon. One early traveler wrote of this road, "a good road takes you a few miles out of Flagstaff to the Mogollon Rim. Here, you must leave your car and peer over the edge yonder. A lump is apt to come to your throat as here again, nature provides one of her astounding climaxes, which seems to more than the human mind can grasp. Then there is this Indian Trail; we could scarcely call it a highway. It was more like a narrow ribbon of earth winding up the canyon - dangerous and startlingly beautiful" (*Sedona Magazine*, Spring 2002, *The Sedona Story*, p.91).

It wasn't until 1929 that Coconino County began construction of what would later be called a "highway" through Oak Creek Canyon and on to Flagstaff (then State Highway 79, now part of State Highway 89A). These hand-built roads formed the beginnings of a road system which later developed into the framework for Sedona's present-day roads, including the Upper Red Rock Loop Road, the Lower Red Rock Loop Road, Schnebly Hill Road and State Highways 179 and 89A. Both State Highways 179 and 89A qualify as contributing elements of the Historic State Highway System (HSHS), defined as the roadway network developed between 1912 and 1955 (Historic Buildings and Structures Survey for proposed Highway Improvements in the Vicinity of SR 179 Brewer Road/Ranger Road Loop in Sedona, Coconino County Arizona and a Consideration of the Historic Nature of SR 179; EcoPlan 2004). See Aerial Boundary Map, Additional Documentation C.

In 1902, approximately 15 families lived in the area and Theodore C. Schnebly requested that a Post Office be established. The Schnebly's property included the land which is now the Sedona Ranger Station and, for a short time, Schnebly lived in a small cabin (no longer standing) located at the southern edge of the present-day Sedona Ranger Station property. The names "Oak Creek Station" and "Schnebly Station" were suggested for the name of the post office, but were too long for the cancellation stamp. T. C. Schnebly's brother suggested the community be named "Sedona" after T.C.'s wife, Sedona M. Schnebly. The post office was approved June 26, 1902, thus establishing the official name for the area as "Sedona." (*Arizona Territory Post Offices and*

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**CONTINUATION SHEET**

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				County	<u>Coconino</u>
				State	<u>Arizona</u>

Postmasters, The Arizona Historical Foundation, John and Lillian Theobald, 1961; Sedona Magazine, Spring 2002).

By 1901, travelers who walked, waded, rode horses or drove wagons through Oak Creek in to Sedona followed old trails and wagon roads, including parts of what is now State Route 179. They would have proceeded west from what is now SR 179 to Ranger Road. At the intersection of Ranger Road with today's Brewer Road, travelers turned north toward current Highway 89A or south for a short distance and then east to the Sedona Ranger Station, Sedona School and to start the climb up Cook's Hill. Brewer Road connects with US Highway 89A and Ranger Road intersects with State Route 179 just south and west of the "Y" intersection of US Highway 89A and State Route 179. The United States Forest Service has been a major landholder in the Sedona area since 1898, when the San Francisco Mountains Preserve was established. The Sedona Ranger Station, established in 1905, was located in close proximity to the intersection of US Highway 89A and State Route 179 and brought travelers and staff to the immediate area. As such, commercial retail and services began to cluster at the intersection. Up until 1939, most commercial traffic traveled through this intersection, thus it was a logical place for businesses to develop.

The influences of the movie industry in 1920s, 1930s and 1940s certainly had an impact on the "modern" conveniences provided at the Hart Store, and also on the subsequent need to move the store to the new "Y" intersection. The arrival of the movie industry in the 1920s, plus the publicity generated in various print media about the scenic wonders of Sedona and Oak Creek Canyon, brought an influx of "new" people to Sedona. Zane Grey's The Call of the Canyon was only one of many published materials which extolled the beauty and scenery of Sedona and the Oak Creek Canyon and Jesse Lasky's subsequent film of the same name further exposed the public to the beauty of the area.

As the Sedona Magazine Summer 2002 issue featuring "The Sedona Story: 1927-1952, states: "it is important to cite the existence of the community's early stores, which paved the way for other businesses during succeeding years. As it happened, after T. C. and Sedona (Schnebly) operated a small country store in their home, Elijah Lay, J. A. Fenstermaker and Frank Thompson had retail stores in their homes." "Subsequently, Frank Owenby, Jr. owned a store at the corner of Ranger and Brewer Roads, where Hart's Store was established in the late 1920s – an extremely advantageous location considering the only road through town turned in front of the store. After Owenby moved on and Morgan Thompson operated the store, he was the first person to sell gasoline in Sedona". It appears that there was a store at the intersection of Brewer and Ranger roads (the same location as the Hart Store) starting in about 1913. Morgan Thompson, mentioned above as the first person to sell gasoline in Sedona, did not have pumps but stored the gasoline in drums and sold it by the measure. Also, Laura McBride's parents lived there also and ran a small store in the teens (oral interview, Laura McBride, Sedona Historical Society, 1990). This store was probably no longer extant by the time the Hart Store was

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constructed, although some sources state that Hart actually bought the country store originally established by Frank Owenby, Jr.

After purchasing the subject parcel of land in 1925, Hart commenced construction of the current building, complete with gasoline pumps. Construction of the building was completed in 1926. Nellie May Smith Hart stated that her father's business served as a general store, the first "big" store in Sedona (Oral Interview, Nellie May Smith Hart, March 28, 1985). L. E.'s wife, Delia Tarr Hart, helped run the store while L. E. worked on their ranch.

In approximately 1939, when the State of Arizona was planning to build a new main road, bypassing the intersection of Ranger and Brewer roads, Hart moved the store business to a new location at the new intersection of State Highways 179 and 89A (the current location of Nelson's Shopping Center). The creation of this "cut-off", commonly known as the "Y" was the impetus for L. E. Hart to move his store from its historic location to the new business hub of Sedona, the "Y". After Hart's death in 1942, Ed Black and Frank Jackson ran the store. This building later burned and was replaced by another commercial building in 1949.

The current owner of the Hart Store, Annemarie Hunter, purchased the property from Marvin Smith, whose father worked at the Hart Store. Marvin Smith stated to Ms. Hunter that L. E. "Dad" Hart gave the store to Mr. Smith in recognition of his many years of work there. Mr. Smith further stated that when the store was moved to the "Y", the "old" Hart Store building was converted to the duplex (1940-42). This oral information further substantiates the conversion of the building from a store to a duplex at this time, as it would be logical that Mr. Hart would not want the now vacant store to remain unused and unoccupied. Since the intersection of Brewer and Ranger Roads was no longer a desirable location for a retail business, its conversion to living space would be a logical conversion and would provide income from the building along with serving a needed purpose in the community - worker housing. The building continued to be used as housing for next several decades. Sedona resident Linda Yee and her sister attended Sedona School in the late 1940s and early 1950s. Sedona School is located on Brewer Road just a short distance from the intersection of Brewer and Ranger Roads. Both Ms. Yee and her sister have stated that the Hart Store building looks today almost exactly the same as it did when they walked by it on their way to school every day. Further, Linda Yee's stepfather (her sister's father) lived in the building later on, giving the sisters many opportunities to visit the building and observe its appearance. Both agree that there have been few significant alterations to the building since that time and are of the opinion that the recent restoration and reopening of the building as a retail store have helped to underscore the importance of the building in Sedona's history (Oral interviews, July 27, 2007 and August 4, 2007, Sedona Historical Society). Once electricity arrived throughout the area in the late 1940s (served by a war-surplus generator), decent roads were established, reliable bridges constructed and auto travel became popular again after the Great Depression of the 1930s and the rationing of World War II, people again began to flock to the Sedona area. Subsequent to the construction of the "Y" in 1939, "downtown" Sedona had moved "uptown" and the primary shopping area

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spread to the north along US Highway 89A into what is now Sedona's prime resort, social and shopping area, known as "Uptown Sedona". The Sedona Chamber of Commerce was incorporated in 1960. The creation of many different types of lodging to support the tourism industry, from the early "guest cabins" to later exclusive and elegant lodgings such The Enchantment, brought a need for worker housing to the community, a need which still exists today. The conversion of the Hart Store to a duplex was one small element in meeting these needs – it provided a home for Ed Black, a member of a prominent, early Sedona Family whose ranch was located very near the intersection of Brewer and Ranger Roads. Ed Black continued to work for L. E. Hart at his "new" store at "Y" while living in the converted store. Today, three to four million visitors visit Sedona and the Oak Creek area annually, and with today's modern highways, can make the trip from Prescott, Flagstaff, Jerome or Phoenix in a matter of only a few hours, rather than the several days once required just to get to Flagstaff.

**CONCLUSION**

Sedona and the adjacent Verde Valley areas have experienced substantial growth since World War II, with unprecedented growth in the 1980s and 1990s. Constructed in 1926, the Hart Store property is reflective of the time when Sedona was a very small farming and ranching community, prior to the beginning of the tourism boom. Located across from the post office and at the main intersection of Sedona until 1940, when the "Y" Interchange by-pass was constructed, the store was a key component of the commercial and social hub of the Sedona community. The conversion of the building to a duplex in 1940, subsequent to L. E. Hart's relocation of the store to a new building, represents a new chapter in the life of an important historic building. Although the building was altered for residential use, in the minds of Sedona's most long term residents, it continues to serve as a reminder of Sedona's earlier commercial core. While the construction of vehicular bypasses have often resulted in the abandonment and/or demolition of individual buildings or even entire communities, the Hart Store's remodel into much needed worker housing facilitated its preservation into the 21<sup>st</sup> century.



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				County	<u>Coconino</u>
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Section 10 Page 16 Name of Property Hart Store  
County Coconino  
State Arizona

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**GEOGRAPHICAL DATA**

**Boundary Description**

The boundary of the Hart Store property is shown on the attached Aerial Boundary Map (Additional Documentation D).

The boundary is consistent with boundaries of Coconino County Assessor's Parcel Number 401-18-062, an irregularly shaped 0.243 acre parcel of land in the southeast quarter of the southwest quarter of Section 7, Township 17N, Range 6E, Gila and Salt River Base and Meridian.

**Boundary Justification**

The boundaries were selected to be consistent with the County Assessor's parcel boundaries and reflect the historic boundaries of the parcel of land purchased by L. E. Hart.

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Section	<u>PHOTOS</u>	Page	<u>ADDL</u>	Name of Property	<u>Hart Store</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

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**Photographs**

Historic Photo #1

Hart Store, approximately 1930, facing East, Photographer Unknown  
Source: Sedona Heritage Museum

Historic Photo #2

Hart Store, approximately 1930, facing east, Photographer Unknown  
Source: Sedona Heritage Museum

Historic Photo #3

Hart Store, mid to late 1930s, facing northeast, Photographer Unknown  
Source: Sedona Heritage Museum

Historic Photo #4

Hart Store, mid to late 1930s, facing northeast, Photographer Unknown  
Source: Sedona Heritage Museum

For Photographs 5 through 12:

1. Hart Store
2. Coconino County, Arizona
3. Photographer: Nancy Burgess
4. Date: 11/6/05
5. Negatives on File: City of Sedona Historic Preservation Office

Photo 5: Hart Store, facing southeast

Photo 6: Hart Store, facing east

Photo 7: Hart Store, facing east

Photo 8: Hart Store, facing southeast

Photo 9: Hart Store, facing southeast

Photo 10: Hart Store, facing north

Photo 11: Hart Store, facing northwest

Photo 12: Hart Store, facing southwest

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CONTINUATION SHEET**

Section	<u>PHOTOS</u>	Page	<u>ADDL</u>	Name of Property	<u>Hart Store</u>
				County	<u>Coconino</u>
				State	<u>Arizona</u>

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For Photographs 13-15:

1. Hart Store
2. Coconino County, Arizona
3. Photographer: Nancy Burgess
4. Date: 8/21/07
5. Negatives on File: City of Sedona Historic Preservation Office

Photo 13: Hart Store facing northeast from Brewer Road

Photo 14: Intersection of Ranger Road (in front) and Brewer Road (on the right), Hart Store on the left ,facing southeast

Photo 15: Intersection of Ranger Road (in front) and Brewer Road (on the right), Hart Store in the center, facing northeast

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Section	<u>ADDL</u>	Page	<u>ADDL</u>	Name of Property	<u>Hart Store</u>
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**ADDITIONAL DOCUMENTATION**

- A. Sketch Map of Property. Source: City of Sedona, 2007.
- B. Area Map of Sedona. Source: *Yavapai/Coconino Counties Street and Road Atlas*. (Phoenix Mapping Service, 2006).
- C. Photo Location Map. Source: City Sedona and Nancy L. Burgess Preservation Consulting, Prescott, Arizona, 2007.
- D. Aerial Boundary Map: Source: City of Sedona, 2006.

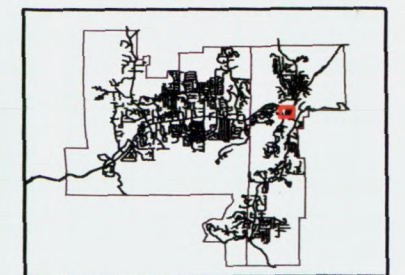
Additional Documentation A  
 Hart Store Sketch Map  
 Sedona, Coconino County  
 Arizona

-  Parcel #401-18-062
-  Contributing Building Footprint
-  Non-Contributing Building Footprint
-  Parcel Boundary
-  Street Centerline



0 50 100 Feet

City Index

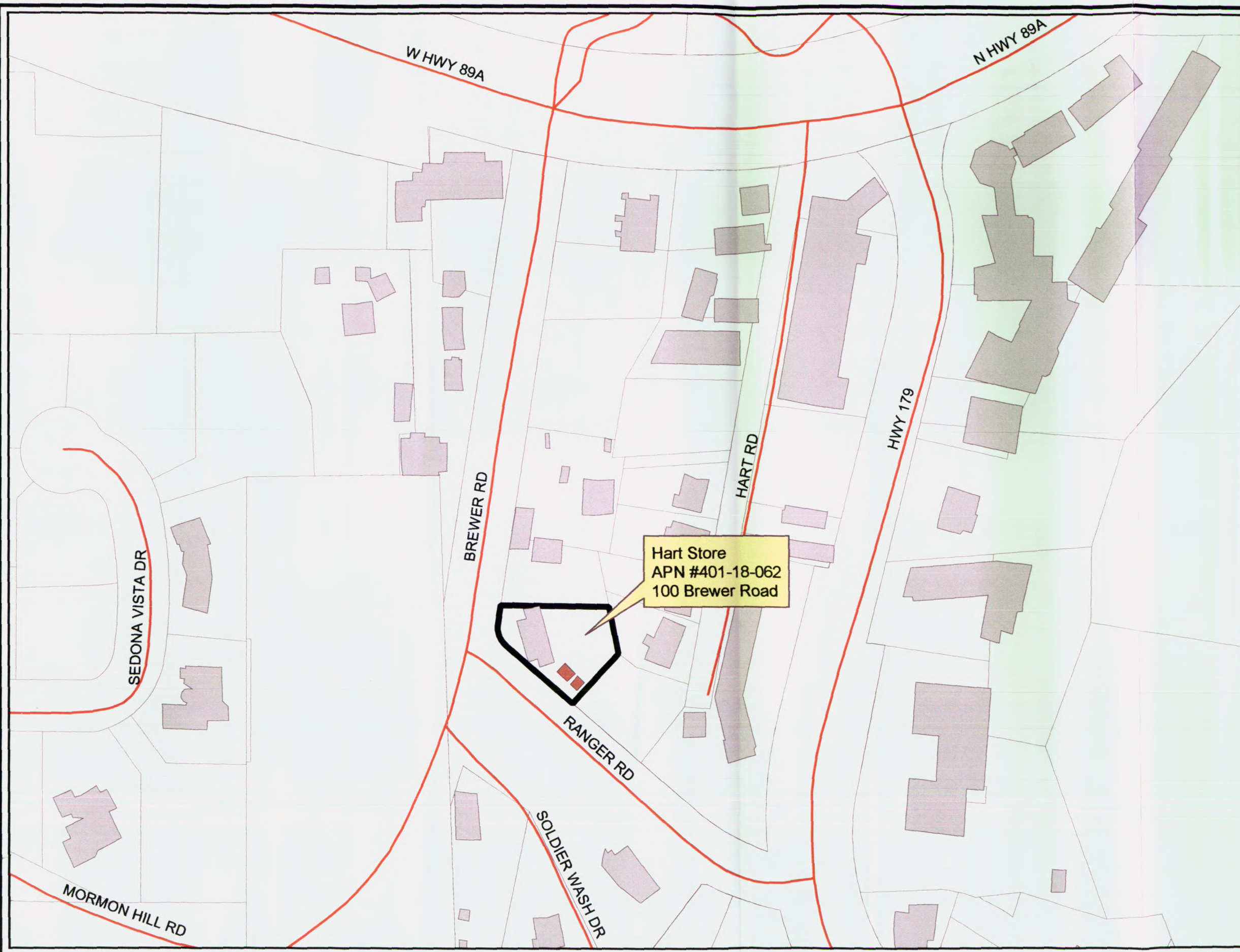


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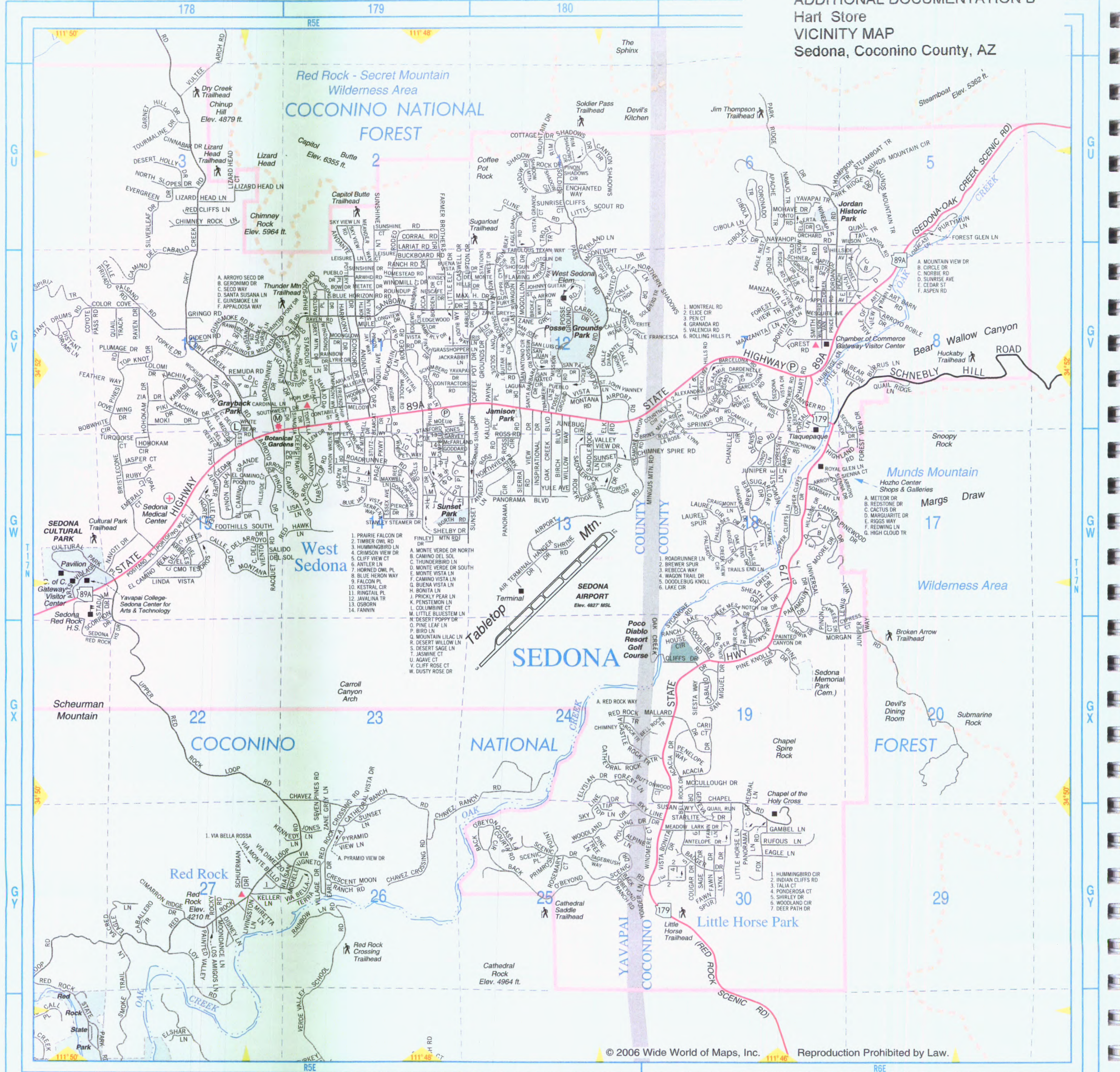


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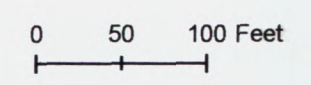


1. PRAIRIE FALCON DR
2. HUMMINGBIRD LN
3. CRIMSON VIEW DR
4. CLEFT VIEW CT
5. ANTLER LN
6. HORNED OWL PL
7. BLUE HERON WAY
8. FALCON PL
9. KESTRAL CIR
10. RINGTAIL PL
11. JAVALINA TR
12. OSORIO LN
13. FANNIN
14. FINLEY MTN BLDG DR
15. MONTE VERDE DR NORTH
16. THUNDERBIRD LN
17. MONTE VERDE DR SOUTH
18. CAMINO VISTA LN
19. BUENA VISTA LN
20. BONITA LN
21. PRICKLY PEAR LN
22. PENSTEMON LN
23. COLUMBINE CT
24. LITTLE BLUESTEM LN
25. DESERT POPPY DR
26. PINE LEAF LN
27. PINE LN
28. MOUNTAIN LILAC LN
29. DESERT WILLOW LN
30. DESERT SAGE LN
31. JASMINE CT
32. U. AGAVE CT
33. V. CLIFF ROSE CT
34. W. DUSTY ROSE DR

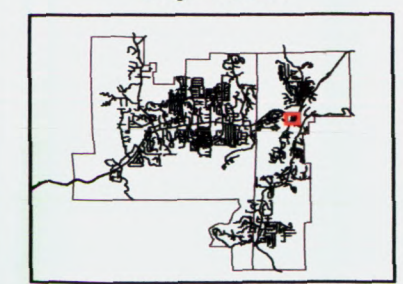
1. HUMMINGBIRD CIR
2. INDIAN CLIFFS DR
3. TALIA CT
4. PONDEROSA CT
5. SHIRLEY DR
6. WOODLAND CIR
7. DEER PATH DR

Additional Documentation C  
 Hart Store Photo Key Map  
 Sedona, Coconino County  
 Arizona

-  Parcel #401-18-062
-  Contributing Building Footprint
-  Non-Contributing Building Footprint
-  Parcel Boundary
-  Street Centerline



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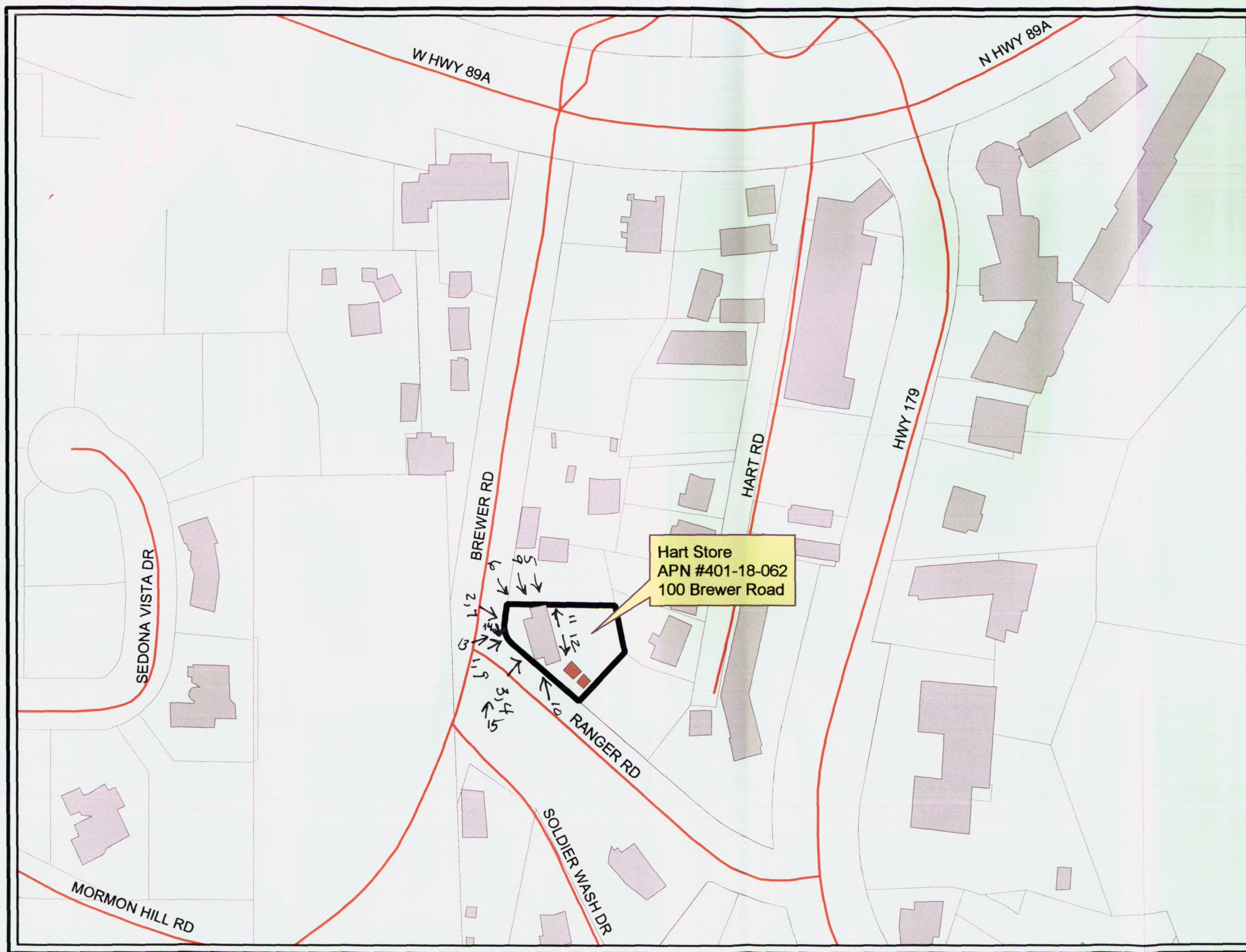


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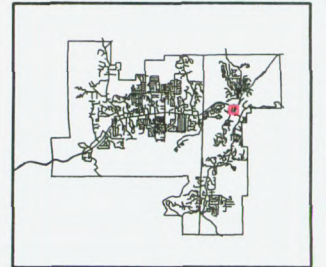
Additional Documentation D  
Hart Store Aerial Map  
Sedona, Coconino County  
Arizona

 Parcel #401-18-062



0 50 100 Feet

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Hart Store  
100 Brewer Road

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ADDITIONAL DOCUMENTATION E  
HART STORE  
LEGAL DESCRIPTION  
SEDONA, COCONINO COUNTY, AZ

Lot 19, Block VII, HART'S VILLAGE SUBDIVISION, as shown on the plat thereof recorded in Book 2 of Maps, page 54, records of Coconino County, Arizona.

EXCEPTING THEREFROM that portion of Lot 19, described as follows:

BEGINNING at a point on the Westerly line of said Lot 19 that lies Southerly 62.5 feet from the northwest corner of said Lot;

Thence Easterly, parallel to the Northerly line of said lot to the Easterly line thereof.

EXCEPTING AND RESERVING to the United States pursuant to the provisions of the Act of August 01, 1946(60 Stat. All uranium, thorium or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in the Patent to said land.