

461

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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 Cross Creek Ranch House

other names/site number _____

2. Location

street & number 10 Russet Ridge Place

not for publication

city or town Sedona

vicinity

state Arizona code AZ county Yavapai code 025 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. Garrison AFE SHPO
Signature of certifying official

10 APRIL 2008
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Date

State or Federal agency and bureau

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): _____

for
Signature of Keeper

Edson H. Beall 5-29-08
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)		Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	1	building(s)	
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____	site	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____	structure	
	<input type="checkbox"/> object	_____	_____	object	
		1	1	Total	

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/ Single Dwelling	DOMESTIC/ Single Dwelling
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
OTHER: Vernacular	foundation CONCRETE
_____	walls STONE/ Sandstone
_____	Roof METAL/ Steel
_____	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)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1927-1951

Significant Dates

1942 (date of additions)

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Armijo Family/ Jack and Helen Frye

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

10. Geographical DataAcreage of Property 2.12**UTM References (Place additional UTM references on a continuation sheet)**

1	<u>12</u>	<u>423360</u>	<u>3852640</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, Preservation Consulting</u>	date	<u>November 30, 2006</u>
organization	_____	telephone	<u>928-445-8765</u>
street & number	<u>PO 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.

PhotographsRepresentative **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>Jake and Leann Weber</u>	telephone	<u>928-284-1144</u>
street & number	<u>100 Verde Valley School Road</u>	zip code	<u>86351</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 Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>1</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

DESCRIPTION

SUMMARY: The Cross Creek Ranch House property being nominated for the National Register of Historic Places consists of a portion of Section 33, T17N, R5E, Gila and Salt River Base and Meridian, within the USGS Sedona, Arizona (1969), 7.5-minute quadrangle, Sedona, Yavapai County, Arizona. The property consists of approximately 2.12 acres (Lot 84, Cross Creek Ranch). The physical address of the property is 10 Russet Ridge Place, Sedona, Arizona 86336. It is located in an unincorporated area of Yavapai County outside the incorporated limits of the City of Sedona. Access is from State Highway 89A and Red Rock Loop Road south to Cross Creek Ranch Road to Russet Ridge Place. The architectural classification for the building is Vernacular with elements of Bungalow/Craftsman. The Cross Creek Ranch House property is being nominated under Criterion A, which is applicable primarily due to the importance of the history of the building in the community planning and development of the Sedona, Arizona area. The Cross Creek Ranch House property is being nominated at the local level of significance.

The Cross Creek Ranch House property is eligible for the National Register of Historic Places as the building possesses integrity of location, design, materials, workmanship, feeling and association. Although the surrounding fence is described in this Section of this nomination, it is not included as an eligible structure. (See photos # 1, 2, 3, 4, & 5.) The adjacent, detached garage lacks historic integrity and is, therefore, not eligible for the National Register of Historic Places. (See photos #7 & 8. Also, see Sketch Map, Additional Documentation A.)

COMMUNITY, SETTING AND APPEARANCE: Sedona is located in the high southwestern desert, beneath the rim of the Colorado Plateau and just below the Mogollon Rim. Elevations range from 3,500 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 Kaibab Limestone. The bright red sandstone is part of the Supia Group-Hermit Shale sequence. Sedona is part of the Great Basin Conifer Woodland with large areas of open benchland featuring primarily woody perennials and grasses. Within the original 220 acre Cross Creek Ranch property, three natural plant communities were identified: riparian; terrace and bench meadows; and upland woodland. The riparian zone is dominated by Arizona alder, Arizona sycamore, ash, cottonwood, narrow-leaf hoptree, Siberian elm and willow. The open bench meadows and undeveloped portions of the terraces are dominated by grasses, annuals, yucca, and prickly pear. Dominant plants in the upland woodland areas include juniper, mesquite, mountain

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>7</u>	Page	<u>2</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

mahogany, oak and piñon; barberry, bear grass, manzanita, wolfberry and other grasses; globemallow, Indian paintbrush, owl's clover, plantain, snakeweed, along with other annual and perennial herbs including crucifixion thorn and Mormon tea. The climate is mild and semi arid with distinct seasons.

The Cross Creek Ranch House property is located within Oak Creek Canyon and is drained by Oak Creek. It is north of House Mountain and south of Scheurman Mountain. Elevations in the area range from approximately 3,800 feet to 4,080 feet above sea level. A historic irrigation ditch (known as the Armijo Ditch) originates on private land upstream from Red Rock State Park, flows along the south side of Oak Creek through the park, and enters the original 220 acre Cross Creek Ranch property. A riparian zone exists along Oak Creek, the Armijo Ditch, and the drainage crossed by an irrigation aqueduct associated with the Armijo Ditch.

Sedona is located in the Verde Valley, which is typical of the fault-block basins in the Basin and Range Province. The valley is between the Mogollon Rim on the north and the Black Hills on the south. Oak Creek Canyon and Oak Creek are dominant features of the Sedona area. Most of the early settlement occurred in the area of Sedona because of the availability of water from Oak Creek for household use and irrigation. The spectacular Oak Creek Canyon begins at the northeast corner of the incorporated city limits of Sedona. Oak Creek is a perennial stream which runs southwest through Sedona, through Red Rock State Park and the Cross Creek Subdivision. Cross Creek Ranch is located south of the incorporated City of Sedona and south of Scheurman Mountain. Between Sedona and Cross Creek Ranch is a portion of the Coconino National Forest. To the east is Red Rock State Park. To the south is the unincorporated community of Page Springs and to the southwest is the unincorporated community of Cornville. (See Additional Documentation B1 and B2 and USGS Map.)

Although homesteading is virtually unrecognized today as a significant aspect of the early settlement of Sedona, homesteading was directly tied to the availability of water which allowed the opportunity to farm and ranch. Farming, particularly fruit farming, and ranching were the mainstays of Sedona's early economy. Most early residents were "squatters" who had no legal ownership of land. Initially settled by Euroamericans starting in 1875, by 1900 there were about 15 families living in the area. The first settler to receive a homestead patent (80 acres) was Frank Owenby in 1901. In 1902 Theodore C. (T. C.) Schenbly arrived. He acquired Owenby's homestead and subsequently built a hotel and store on the property. This was the beginning of the retail trade in Sedona. Almost all of the early twentieth century settlers were engaged in the farming of fruit crops, including peaches,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>3</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

apples and grapes. Cattle ranching also provided a livelihood and was fairly common on the upper benchlands of the area. The development of ranching and farming in Sedona, and particularly fruit growing, along with the accompanying and necessary development of irrigation, helped keep the unincorporated community alive in the first five decades of the twentieth century. Its "discovery" in the 1920s by the movie industry brought a new element of the economy to Sedona, and required that better roads and access be developed. The movies, in turn, brought tourists to see the spectacular landscape of Sedona, which has evolved today into a tourism-based economy with a population of 10,192 (2000 Census). The City of Sedona was incorporated in 1988. More than 3,000,000 tourists visit the Sedona area each year.

ARCHITECTURAL DESCRIPTION: In the spring of 2001, SWCA Environmental Consultants (SWCA) of Flagstaff, Arizona, conducted a Class III cultural resources survey of the 220 acre historic Cross Creek Ranch for Cachet Western II, LLC. Cachet Western II, LLC proposed to develop Cross Creek Ranch into a master planned residential community. This plan required a Clean Water Act, Section 404 permit from the United States Army Corps of Engineers (ACOE). The resulting report and documentation is entitled "Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona", (Report No. 2004-089), Joshua S. Edwards, Editor, November, 2004. This report was submitted to the Army Corps of Engineers, Tucson, Arizona Project Office. Approximately 140 acres of the 220-acre parcel were examined during the survey. The other 80 acres of the project area had been previously surveyed in 1991, when they were acquired from the Coconino National Forest (CNF). SWCA's cultural resources inventory resulted in the identification and documentation of 52 isolated occurrences and 2 sites. The sites consisted of an undated lithic scatter (Site AZ O:1:140 [ASM]) and the Cross Creek Ranch site (AZ O:1:141[ASM]). Both sites in their entirety were recommended as eligible for nomination to the National Register of Historic Places. Subsequently, the historic buildings and structures were recorded in detail, with documentation of the buildings conducted to the standards described in the State Historic Preservation Office's (SHPO), Documentation Standards for Historic Properties (revised April 1987).

Much of the following material is adapted from SWCA's 2001 report. All material from this report is used with permission from SWCA. Further, Additional Documentation E, F, G, H and I are from this report. References to "figures" have been deleted from the text and have been identified and re-labeled as "Additional Documentation" and are appended to this nomination as such. Subsequent to the preparation of SWCA's report, Cross Creek Ranch was subdivided and developed into a gated,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>4</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

planned area development. At the time of the preparation of this nomination, all infrastructure is complete and all lots have been sold. Construction is underway and/or completed on some lots.

This nomination addresses only the Cross Creek Ranch House which is located on a remaining 2.12 acre parcel now identified as Lot 84, Cross Creek Ranch. Note that certain changes have been made to the Cross Creek Ranch House since the completion of SWCA's 2001 report. Those changes will be addressed at the end of Section 7 in the paragraphs entitled "Recent Restoration/Remodeling".

Cross Creek Ranch House: The Cross Creek Ranch House is the main residential building on the ranch and is the subject of this nomination. A second residential building associated with Cross Creek Ranch is standing, but is located on another parcel under different ownership and is not a part of this nomination, partially due to its lack of historic integrity.

The main house at the Cross Creek Ranch property is a vernacular building with elements of Bungalow/Craftsman design. According to the former Cross Creek Ranch caretaker Walt Combs, the house was originally built for the Armijo family in the early 1900s by Mexican stone masons. Combs stated that the house was originally two stories, however, the house burned while the Armijos owned the property and was rebuilt as a one story house (Walt Combs personal communication to Dennis Gilpin, April 30, 2001). No photographs of the original building could be located. The building has a stone masonry chimney on the south elevation. Near the top of the chimney is a collar that may have indicated the original roof height before the building burned. However, no other physical evidence (e.g., charred wood, smoke blackened stone, etc.) was observed that indicated the building had once burned. Yavapai County 2003 property tax records indicate that the house located on the site was built in 1927. This is likely the date when the house was rebuilt.

Both the 1927 rebuild date and Walt Combs' claim that the original house was two stories but was subsequently rebuilt as a single-story dwelling after the fire, makes sense in terms of changes in the Armijo family's housing needs. When the Armijos first settled at the Cross Creek property there were six family members: Juan and his wife Nepumusia; their son Ambrosio and his wife Marcellena; and the young couple's two adopted children, Albert and Mary. A two-story house would have comfortably accommodated six people, whereas a single-story dwelling with only one bedroom would have been inadequate. By the early 1920s, however, Juan and Nepumusia had both passed away and Albert and Mary were apparently on their own. With Ambrosio and Marcellena as the only remaining occupants of the ranch house, a single-story home would have been sufficiently large enough to meet the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>5</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

housing needs of the family. Furthermore, it would have been more cost effective to replace the destroyed two-story house with the single-story dwelling.

The 1927 building originally had a "T"-shaped plan. However, subsequent additions to the northwestern and northeastern corners of the building filled in the open corners of the "T" resulting in a rectangular plan with dimensions of 55' x 32'. The 1938 map of the Cross Creek Ranch property clearly indicates that the house had a T-shaped plan when Ambrosio Armijo sold the ranch to Andrew Blackmore. John Mills (personal communication to Daniel K. Newsome, January 22, 2003) stated that the rooms on the northwestern and northeastern corners of the house were added by Helen and Jack Frye in the 1940s. The 1940s date is supported by the construction materials and décor in the northeastern addition. Over the years, improvements and additions were made to the house. According to John Mills, in the 1940s Helen and Jack Frye added the porch and the rooms on the northeastern and northwestern corners of the house to better suit their lifestyle.

The original "T" section of the house has an uncut sandstone masonry foundation. The addition on the northeast corner has a foundation of cut sandstone masonry, whereas the northwest addition has a concrete foundation. There is no basement or crawlspace. The rough-cut, rock-faced sandstones are laid in irregular courses. The stone masonry walls of the original part of the house averaged approximately 18" thick, with some sections nearly 24" thick. The sandstone masonry foundation supports the original part of the building and the addition on the northwestern corner. The stones that comprise the northwestern addition were also laid in irregular courses but have a slightly smoother face and are approximately 12" thick. The addition on the northeastern corner of the house is constructed of wood-frame 2" x 4" milled lumber clad with cedar shingles arranged in a square/butt pattern and painted a reddish-brown to match the color of the sandstone masonry.

The original part of the house had one double-hung window on the west wall (the front, or principal facade); a single double-hung window and paired double-hung windows on the south wall; and paired double-hung windows on the north wall. Plain lintels were used over the single window openings. The openings for the paired windows had segmental arches. All of the windows in the original building were wood frame. The northwestern addition had one wood-frame casement window on the north wall and two wood-frame double-hung windows on the front. One of the windows on the west wall of the addition flanked the front entryway. Over the door and window opening was a segmental arch that visually matched the arches over the paired windows on the north and south walls of the original part of the house. The other two window openings in the northwestern addition have plain lintels. The front entry had a wood-frame screened door and a molded hollow-core paneled door with

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>6</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

one light (this door has been replaced.) The northeastern addition has a ribbon of four wood-frame double-hung windows on the north wall. The rear (east elevation) of the original part of the house has a sash door and a wood-frame screened door that open onto the porch. Also on this elevation are double sash doors and double wood-frame screened doors that open onto the porch. Adjacent to these doors is another sash door that is fixed in place (it cannot be opened). (See Additional Documentation F: Plan (as of November, 2004); G: West and East Elevations; and H: South and North Elevations.)

Note: The window and door changes will be addressed in the Section entitled "Recent Restoration/Remodeling".

The roof of the original part of the house exhibits both cross-hip and cross-gable roof configurations. The east-west-trending roofline (front to back) is hipped on each end. The north-south-trending roofline (side to side) is gabled on each end. The gabled ends have cornice returns that extend across the entire bottom of the gable and louvered doors that provide access to the attic space. There was no evidence inside the attic of framing for a stairway accessing a second story. The roof support system of the original building is conventional rafter construction of 2x6 inch and 2x8 inch rough-cut lumber. The eaves are boxed and the roof was shingled with non-original split cedar shakes attached with staples from a pneumatic shingling gun which showed minimal graying of the cedar. This roofing material has been removed and a corrugated metal roof has been installed (2005). The two additions have nearly flat roofs, composed of common rafters that slope slightly outward from the original part of the house. The roof over the northeastern addition extends into the roof of the porch to the east, and has open eaves on the north. The northwestern addition has boxed eaves. See photos # 1, 2, 3, & 4.

Note: The roofing material changes will be addressed in the Section entitled "Recent Restoration/Remodeling".

A covered porch or veranda measuring 30' 10" x 7' 4" extends across the entire rear of the building. The floor of the porch is mortared flagstone, and the roof is common 2' x 4' rafter construction. The roof is supported by 6" x 6" wooden posts. A low stone masonry wall encloses the porch area. The porch was probably added the same time as the kitchen, as the porch roof extends from the kitchen roof in a continuous line.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>7</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

A garden extends along the south side of the house. The garden was lined with a low stone masonry wall. There are three flagstone walkways. One of the walkways provides paved access from the driveway/entry road through a stone masonry fence to the front door of the house. Another walkway connects to the entry walk near the front door and extends around the south side of the house to the porch. The third walkway provides access from the house to the garage/workshop.

The house has six primary rooms: a foyer, a bathroom, a parlor, a living/dining room, a bedroom, and a kitchen. The foyer and bathroom are located in the northwestern addition. The southern and eastern interior walls of the foyer are sandstone masonry, representing the exterior of the original part of the building. The remaining interior walls and ceiling of the foyer are drywall. The floor of the foyer is mortared flagstone. From the foyer there are doorways into the parlor and the bedroom, rooms that were both part of the original house. There is a fireplace on the southern wall. Both the parlor and bedroom open into the living/dining room. The living/dining room is the largest room in the house, measuring approximately 29' x 14'. The living/dining room is part of the original house. There are two openings between the living/dining room and the kitchen: a doorway and what was once a window on the north-facing wall of the original building. The kitchen floor is mortared flagstone. The southern interior wall of the kitchen, once the exterior wall of the original part of the building, has exposed sandstone masonry. (See photos #1, 3, 6, & 9.)

Note: The interior changes will be briefly addressed in the Section entitled "Recent Restoration/Remodeling".

Cross Creek Ranch House Garage: The two-car garage dates from 1974 and was built by Walt Combs using materials from the previous garage, which had burned. Combs followed the original footprint and plan, but instead of having the garage doors on the east (front) of the building facing the main access road, he placed the doors on the west end of the garage. The garage is frame construction with a native red rock veneer. It has a front gabled roof with a plain fascia and enclosed rafter tails. The west end of the garage has been filled in with vertical siding, a wooden passage door with a wooden screen door and a 1/1 double hung window with a screen. A native stone barbecue has been added to the north side of the garage at the west end. The stone wall mentioned below abuts the garage on the southeast corner. Due to its age, this building is not eligible for the National Register. (See photos #8 & 9.)

Cross Creek Ranch House Fence: A stone masonry and wooden fence associated with the Cross Creek Ranch House surrounds the house on three sides, encompassing the yard on the western,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>8</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

northern, and eastern sides of the property. An internal fence across the eastern (rear) elevation of the house consists today of a masonry corner (northeast) and two gateposts. The rest of the wooden board fence, which was in poor condition, has been removed. (See Additional Documentation I for map showing the fence locations.) Various sections of the masonry fence were apparently constructed at different times. The section of fence along the western (front) elevation of the house consists of a sandstone masonry wall approximately 16" wide and averaging 34" high. The stones are rough-cut with semi-smooth facing, laid in irregular courses. The fence was probably originally built in the 1940s when Helen and Jack Frye owned the ranch, as the masonry in the fence is similar to the masonry in the northwestern addition of the house (which was built by the Fryes). The masonry wall is attached to the northern wall of the garage/workshop and extends in a northerly direction for approximately 95 feet. Near the center of the wall is a 46" opening with a wooden gate that provides access to the yard and the house. On each side of the gate are 3 foot sections where the masonry stepped-up to a height of approximately 42". At the northwestern corner of the fence, the masonry wall curves in a rounded arc and extends eastward for approximately 12 feet to an opening 42" wide, where another wooden gate is present. The masonry wall continues to the east of this gate for 3 feet, at which point the masonry ends and the fence becomes a wood post-and-rail design constructed of 2" X 6" milled boards held together with wire nails, lag screws, and nuts and bolts measuring 3' high. This section of fence extends across the northern side of the yard for approximately 116 feet to another masonry wall at the northeastern corner of the fence. Several sections of the fence appeared to have been built or modified since the 1940s, perhaps as recently as the 1970s. The fence is a distinctive structure integral to the main ranch complex. The fence provided a visual landscape divider that separated the main house from the rest of the ranching complex, delineating the boundary between domestic and ranching activities. Although the fence retains historic materials and design in several segments, there are many sections that are either absent or have been replaced with modern fencing. As such, the fence is identified as a non-contributing structure on the Cross Creek Ranch House property. (See photos #1, 2, 3, 4, 6, 9, 10 & 11.)

Recent Restoration/Remodeling: Necessary restoration work, which has been completed within the last two years, included the following: re-grading of the land to channel water away from the house; installation of French drains; landscaping; structural repair work; addition of insulation; restoration of the native stone fireplace and chimney; removal of a non-load bearing interior wall, (see Additional Documentation F: Plan; and photo # 6); complete replacement of interior finishes including ceilings; replacement of kitchen and bathroom fixtures, cabinets and lighting; and new floors throughout the house. A second level mezzanine which is accessed by an interior spiral staircase and improvements for living space were added in the former attic space which now includes a

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9 Name of Property Cross Creek Ranch House
County Yavapai
State Arizona

bedroom and a 3/4 bath. Exterior work included the following: a new roof (corrugated metal), which did not affect the original planes or structural design of the roof in any way; replacement of the rear porch posts (6'X6') and replacement of all windows, using the original openings and matching the new windows to the original sizes. New windows are metal clad wood casements with the same one-over-one pane configuration as the originals. Two new windows were added in the side gables in existing openings which originally contained fixed, louvered vents or shutters. The vents will be replicated and installed over the windows so that the whole unit can be opened for ventilation to the upstairs living space and closed to keep weather and small pests out of the building. Existing French doors hat lead from the kitchen to the back porch were replaced with three new doors (one operable door flanked by two fixed doors) with single, operable pane windows with wrought iron grids on the outside. A single passage door at the front of the house is the same as the French doors on the rear. This door leads into the former front porch (now the foyer) and is the front door to the house. Other than these items, there are no known significant exterior changes to the building since approximately 1942, when the Fries built the two additions to the building. It does not appear that the footprint of the building has been altered since 1942. Structural condition of the building is generally good to excellent. (See photos # 1, 3, 4, 6, & 9.)

Conclusion: The significance of the Cross Creek Ranch House lies in its ability to convey its function as a residence on a ranch. The building's original design was certainly compromised by the 1942 additions; however, this remodel is an essential part of the history of Cross Creek Ranch House, and the change in design does not negatively impact the ability of the house to convey its significance. While altering its overall massing, the 1942 remodel retained a good portion of the building's historic fabric, maintaining the form, pitch and materials of the original roofline, and using distinctive yet compatible sheathing on one addition (cedar shingles rather than stone) and stone for the other addition. Since 1942, the exterior appearance of the building has remained virtually unchanged and as such is judged to have an overall high degree of integrity of materials and workmanship. The 2005 rehabilitation of the building for its current use as a residence retained the alterations made in the 1942 remodel. Although the house now has living space in what once was an inaccessible attic, no changes to the exterior of the building were made to accommodate this additional living space with the exception of the addition of operable windows in the openings which previously contained louvered vents or shutters. These shutters are to be replicated and installed over the new windows, resulting in no visual changes to the exterior of the building as a result of the added living space.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>7</u>	Page	<u>10</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

The use of native stone for the construction of this house along with the simplified architectural elements do not reflect a definite style, but in fact result in a building which is typical in many ways of the Vernacular stone buildings constructed in the Sedona area from its early history until the present. The cross gabled style of the roof, the exposed rafter tails and predominately open eaves, the presence of the full-width porch, the use of wood frame windows and the lack of ornamentation all reflect elements of the Bungalow Style.

INTEGRITY: Although the Cross Creek Ranch House is now part of a modern subdivision, the property consists of approximately 2.12 acres (Lot 84, Cross Creek Ranch) located on a prominent corner of two intersecting streets. It is the first residence seen when entering Cross Creek Ranch subdivision, after crossing the bridge over Oak Creek and passing through the gates into the subdivision. Its location at the entrance to the subdivision, the fact that it is now situated on a parcel just over two acres in size and the presence of undeveloped land to the west and the north sets this house apart from the rest of the subdivision. The paved road into the subdivision passes the house on the south side and at the back (west) with the driveway access from the west along the south side of the property and around to the front (east elevation) of the house. The front of the house faces Oak Creek and not the subdivision, which further differentiates the house from the rest of the subdivision. The small size of the house, its vernacular style and native stone construction further differentiates the building from the new construction, which for the most part consists of very large, highly designed houses on large lots. The detached garage (1974), although not eligible for the National Register, is complimentary to the ranch house in its use of materials, scale and massing. The fence, which is also complimentary to the ranch house, gives the property a sense of enclosure and boundaries, differentiating the Cross Creek Ranch House property from the new construction in the subdivision.

The Cross Creek Ranch House is an intact example of an early ranching residence in Sedona, Arizona. The Cross Creek Ranch House continues to possess integrity of location, design, materials, workmanship, feeling and association. This building is eligible for the National Register under Criterion A.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 11 Name of Property Cross Creek Ranch House
County Yavapai
State Arizona

STATEMENT OF SIGNIFICANCE

SUMMARY: Criterion "A": The Cross Creek Ranch House is eligible for the National Register under Criterion "A", as a property which is associated with events that have made a significant contribution to the broad patterns of the history of the Sedona, Arizona area. The significance of the Cross Creek Ranch House lies in its direct association with the community planning and development of the Sedona, Arizona area. The period of significance represents the time period from the time when the Cross Creek Ranch House was rebuilt on this site in approximately 1927 to 1951, the year the Fries divorced and started selling portions of the ranch to others and the end of the period of remodeling of the Cross Creek Ranch House under the ownership of Jack and Helen Frye. 1942 is singled out as a significant date, as it marks the year in which the Frye's constructed the house's addition. The current use of the building, after restoration, is as a private residence. (See photo #5.)

HISTORICAL BACKGROUND, History of Sedona: Most of the primary source material from Sedona's early history consists 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.

The modern historic development period of Sedona traditionally begins 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 from any other civilization, 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. Soon, in about 1879, the Abraham James family moved into the area 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, 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.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>12</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

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 that entered present-day Sedona approximately along the alignment of Jordan Road. The first wagon road into Sedona came from the south approximately along the alignment of present-day Highway 179 by way of Big Park (now known as the Village of Oak Creek). This wagon road was developed some time in the early 1880s. This was part of the route from Prescott, Arizona to Santa Fe, New Mexico. At the time, this was 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 the trip from Sedona to Flagstaff for a loaded wagon from six days to one day.

A road through Oak Creek Canyon was opened in 1914. 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). 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. (See Area Maps, Additional Documentation B-1 and B-2.)

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. The Sedona Post Office was originally located in the back of T. C. and Sedona Schnebly's home.

The United States Forest Service has been a major landholder in the Sedona area since 1898, when the San Francisco Mountains Preserve was established. Sedona Ranger Station was established by 1905. The establishment of this station very close to the settlement of Sedona evidences the USFS

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>13</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

interest in managing and protecting their holdings in the area. Lands were transferred from the San Francisco Mountains Preserve to the Coconino National Forest in 1908.

Arizona Homesteading: In "Homesteading in Arizona 1870-1942", Pat Stein discusses the importance of the provisions of the National Homestead Act on opening up land to homesteaders in the vast, unsettled lands of Arizona Territory and, later, the State of Arizona. In the early 20th Century, many of the homesteads in northern and central Arizona were inholdings surrounded by Forest Reserves which were established under the Forest Homestead Act of 1906. Stein further states that typical of the homestead property type would be features including a habitable house or its remains, structures for collecting and storing water, outhouses, remnants of agricultural fields, buildings and structures associated with livestock and artifacts.

Homesteading occurred in every county in Arizona and in nearly every township. Between 21,000 and 22,000 patented homesteads in Arizona brought over 4,870,000 acres of land from government ownership into private ownership. Although approximately 1,000,000 acres of this land was later repurchased by the government through the Bankhead-Jones Act, the remaining 3,000,000 plus acres now privately owned were acquired through homesteading. Peaking in the 1910s, homesteading in Arizona declined in the 1920s but saw an upswing in the 1930s during the worst years of the great depression.

The land upon which the Cross Creek Ranch House is located was originally government-owned land. The first homestead in the area (80 acres) was filed around 1879 by Richard Huckaby. In 1892, Juan and Nepumusia Armijo moved into the area of the Huckaby's homestead. In 1900, Juan Armijo filed for a homestead on 160 acres which later became Cross Creek Ranch. The Cross Creek Ranch House is located on this homestead.

The homesteading of this property is typical of the early settlement of the Sedona area. With a very small population, the economy of the area from its early settlement until the late 1920s depended almost exclusively on farming and ranching, with fruit farming being the predominate crop. Ranching required large tracts of land on which to graze cattle and horses, thus the opportunity to homestead provided farmers and ranchers with the land they needed at minimal cost. However, once the Sedona area was "discovered" by the motion picture industry in the 1920s, movie making and tourism became mainstays of the Sedona economy, as they continue to be today, and ranching and farming gradually diminished in importance. The filming of motion pictures in Sedona exposed the rugged and colorful beauty of the area to thousands of people. They, in turn, wanted to see the spectacular beauty of the area for themselves. Ranches which had converted to guest ranches to accommodate

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>14</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

the "movie people" were soon putting up visitors from all over the world and from all walks of life, in spite of the difficulties of actually getting to Sedona. Eventually, Cross Creek Ranch would play a role in this transformation from farming community to tourist mecca.

HISTORY OF CROSS CREEK RANCH: The following text is adapted from "Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona", (Report No. 2004-089), Joshua S. Edwards, Editor. Used with permission.

This section is subdivided by landowner and details the history of Cross Creek Ranch from initial Euroamerican settlement on the ranch to the present. Much of the information presented below is derived from conversations with John Mills and Walt Combs, both caretakers for the Frye family. John Mills was a former employee of Helen Frye who managed her properties as caretaker. Walt Combs was caretaker of Cross Creek Ranch from 1974-2002.

The Huckabys:

The first European/Americans to settle in the vicinity of the Cross Creek Ranch property were the Huckabys. Richard Huckaby and his family moved from Missouri to the Sedona area in 1879, and soon filed on an 80-acre homestead along Oak Creek that included part of what would later become Red Rock State Park. By 1884, Richard Huckaby had dug a ditch along the south side of Oak Creek to irrigate his agricultural fields.

In 1892, Juan Armijo, his wife Nepumusia (spelled Nepomucena in 1880 United States Census records), and their son Ambrosio moved to the Sedona area. Four years later the Armijos had established a homestead, known as "Armijo Ranch", downstream from the Huckabys on land that is today Cross Creek Ranch. They also made arrangements with Richard Huckaby to use his irrigation ditch and expand it to irrigate their agricultural fields. In return, the Armijos shared in the maintenance of the ditch. The ditch later became known as the "Armijo Ditch" and is still in existence today.

The Armijos:

Juan Armijo was born in New Mexico in 1844 or 1847 (1910 U. S. Census records indicate Juan Armijo's birth year as 1844, whereas 1880 Census records indicate the birth year as 1847). In 1873, Juan married a woman by the name of Nepumusia (or Nepomucena, see above). Also a New Mexico native, Nepumusia was born in 1854 or 1857 (1910 U. S. Census records indicate her birth year as 1854, 1880 census records indicate 1857). In 1876, Juan and Nepumusia had a son, Ambrosio. The Armijos moved to St. Johns, Arizona, and remained there for a few years. They then moved to

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>15</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

Flagstaff, Arizona, where Juan worked in the lumber mills, before finally moving to the Sedona area in 1892. Ambrosio Armijo married Marcellena Chavez in 1895. Marcellena was the eldest daughter of Manuel and Enocita Chavez, who also lived along Oak Creek. The Chavez family had been long-time friends with the Armijos; prior to moving to the Sedona area the Chavez family had also lived in Flagstaff and St. Johns. Ambrosio and Marcellena had no children of their own but they did adopt two children, Albert and Mary. In 1900, Juan Armijo posted his claim for 160 acres along Oak Creek in Section 33 of T17N, R5E stating, "I now have in cultivation and producing crops twenty acres, and of which one hundred more acres are susceptible of cultivation" (Yavapai County Records 1900). Juan Armijo also claimed the right to one hundred miner's inches of water from Oak Creek to be used for irrigation (Yavapai County Records 1900).

The same year, 1900, Richard Huckaby sold his property to a man named R. B. Cannon, who immediately sold it to Henry and Dorette Schuerman, another pioneer Sedona family, for \$500.00. In 1906, the Schuermans sold Juan Armijo 80 acres in the N1/2 of the SW1/4 of Section 34, T17N, R5E, Gila and Salt River Base and Meridian (G&SRB&M), for \$500.00 (Yavapai County Records 1917 & 1938). This land, all on the south side of Oak Creek, included a section of the Armijo Ditch, a 3.1 acre field, and additional arable land that would later become part of an orchard. In 1910, Ambrosio filed for a land grant of 140 acres in the N1/2 of the NE1/4, the SE1/4 of the NE1/4, and the N1/2 of the NE1/4 of the NW1/4 of Section 33, T17N, R5E, G&SRB&M (Yavapai County Records 1917). The description as the N1/2 of the NE1/4 was actually a clerical error that should have been the S1/2 of the NE1/4 of the NW1/4. The mistake was later corrected in 1939, when the original Patent No. 127985, assigned on May 5, 1910, was canceled and new Patent No. 1100609 was assigned (Yavapai County Records 1939). Then in 1913, Juan Armijo filed for a grant of 110 acres in the SW1/4 of the NE1/4, the N1/2 of the SE1/4 of the NW1/4, the N1/2 of the NW1/4 of the SW1/4, the E1/2 of the SW1/4 of the NW1/4, and the SW1/4 of the SW1/4 of the NW1/4 of Section 33, T17N, R5E, G&SRB&M (Yavapai County Records 1917).

Typical of the early settlers of the Sedona area, the Armijos raised cattle, grew grapes, and cultivated orchards that they irrigated with water from the Armijo Ditch. In 1903, Juan Armijo was the Justice of the Peace at Red Rock precinct. By the mid 1910s, however, the Armijos apparently sold their cattle, rented out their ranch property, and moved to the Holbrook area to raise sheep. Then in 1917, Nepumusia passed away. After his wife's death, Juan married Yrene (a.k.a. Erine) Peralta. Four years later, Juan Armijo died on May 19, 1921 (Yavapai County Records 1938). In November of 1920 Juan had transferred ownership of 110 acres in Section 33, T17N, R5E (Yavapai County Records 1920) and 80 acres in Section 34, T17N, R5E (Yavapai County Records 1920) to his wife Yrene. Yrene, in turn, deeded her share of the ranch property to Ambrosio in March of 1922 (Yavapai

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>16</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

County Records 1922). In March of 1923, Ambrosio filed a Decree of Distribution of Estate in Navajo County, Arizona, regarding the final settlement of his father's estate. The decree gave Ambrosio sole ownership of the Armijo Ranch, while Yrene received six lots in Holbrook, one lot in Flagstaff, and one lot in Cottonwood (Yavapai County Records 1923).

Following the death of his father, Ambrosio and his family moved back to the Armijo Ranch. In 1927, Ambrosio added a final parcel of land to his holdings along Oak Creek, patenting approximately 7.5 acres in the E1/2 of the NE1/4 of the NE1/4 of the SE1/4, and the NE1/4 of the SE1/4 of the NE1/4 of the SE1/4 of Section 33 of T17N, R5E (Bureau of Land Management 2003). This final parcel connected his land in Section 33 with that in Section 34 and gave him complete control of the Armijo Ditch. Ambrosio and Marcellena lived on the ranch until 1938, when they sold the property including "the Armijo Ditch, and all water and water rights, pipes, flumes, and ditches, and the water flowing through the same" (Yavapai County Records 1938) to Andrew Blackmore. A map attached to a deposition given by Ambrosio in 1938 (Yavapai County Records 1938; see additional Documentation E) showed the extent of the ranch and the improvements that had been made to the property, including the fields and orchards, the main ranch house, a guest or bunk house that was used by subsequent owners as a caretaker residence, barns and other outbuildings, the Armijo Ditch, and other features that were present at the time of sale in 1938. In 1941, Blackmore sold the ranch to Jack and Helen Frye.

The Fryes:

Helen Varner was born in 1908 in West Virginia. Her father was a doctor. She attended one year at the Chicago Art Institute and married a man named Anderson at the age of 22. In 1932, just seven months after her marriage, on her way to Reno, Nevada by train to obtain a divorce, she met Cornelius Vanderbilt, Jr., who was immediately smitten with her. They married in 1935 and were divorced on December 18, 1940. Fourteen days later, on January 1, 1941, in Phoenix, Arizona, Helen married Jack Frye, a famous aviator and then President of Trans World Airlines (TWA). Jack Frye was born about 1903 and grew up in Oklahoma and Texas where his family had a large cattle ranch. The Texas ranch did not appeal to Helen, and so they looked for property to buy. The story is that Jack and Helen Frye were flying over the Sedona area in January of 1941, and when they looked down and liked what they saw. Helen states that she cried out "[t]hat's where I want to live" and at that moment, she knew she had come "home" (personal interview with Helen Frye, May 24, 1974).

Jack and Helen were not sure where the area they had fallen in love with was located. After consulting topographical maps, they were still unsure. Finally, Jack was able to figure it out and learned that the property had been on the market for four years. The following June, Jack flew Helen

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>17</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

in his private plane to Prescott, Arizona. He would not divulge the reason for the trip. He borrowed a car and drove over Mingus Mountain through Jerome and into Cottonwood in search of the realtor. Not finding the realtor, Jack located the realtor's secretary, and she found someone who could take the Fries to meet the realtor, Andrew Baldwin, at Baldwin's Crossing in Sedona. After walking the property and meeting the realtor at the Armijo's former home, the Fries bought the old Armijo Ranch and named it "Deer Lick Ranch". The couple also bought the Fritz Schuerman property (Fritz was the son of Henry and Dorette Schuerman), which occupied part of what would later become Red Rock State Park and named it "Smoke Trail Ranch". The house on the Schuerman property, which was built about 1937, was also used by the Frye's. They named it "Willow House" for the large Willow tree in the yard. Helen said the huge tree made the house look like "a doll house". This house is still standing within Red Rock State Park. Eventually, their land holdings in the area totaled over 700 acres.

Supposedly, when Helen and Jack purchased the old Armijo Ranch property, Jack was good friends with Howard Hughes. However, they later had a falling out. According to John Mills, Jack and Helen never really lived at the ranch; they used the property as a vacation retreat, often entertaining Howard Hughes, Hollywood movie moguls, Washington D.C. politicians, and U.S. Defense Department bigwigs at the main ranch house. Helen Frye also told John Mills that during a few of the gatherings at the ranch house, Jack Frye, Howard Hughes, and other influential individuals worked on strategies for the country's involvement in World War II and top secret aircraft designs, such as the "Constellation".

During World War II, the Fries lived mainly in Falls Church, Virginia and entertained on behalf of TWA in Washington, D.C. However, Helen would "escape" to Sedona at every opportunity, with or without Jack.

Although the Fries only used the main ranch house as a vacation cottage, the couple and their friends were used to more lavish accommodations. According to family friend Rosie Targhetta Armijo, "Helen Frye would never living in any home without all the modern conveniences, to include hot and cold water, heat, cooking gas, and electricity." Consequently, according to John Mills, the Fries had the ranch house remodeled to better suit their entertaining lifestyle, filling in the two corners of the "T" shaped plan by adding the rooms on the northeastern and northwestern corners of the house and adding the porch. These additions altered the massing and plan of the building, giving it the rectangular plan with the full length porch across the back of the house that it has today.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>8</u>	Page	<u>18</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

In 1947, after Jack resigned from TWA, the Fryes sold part of the old Armijo Ranch to Albert and Francis Burhop (Yavapai County Records 1947) for \$10,000.00 more than they had invested in all of their land holdings along Oak Creek to that point. The Fryes retained the portions of the old Armijo property north, west, and east of Oak Creek.

The Fryes then purchased part of the Franks homestead (land north of the original Huckaby homestead) and traded with the Forest Service for an additional 162 acres in Section 34 of T17N, R5E, including Frye Canyon, Coyote Ridge, Eagles Nest, and part of the area toward Yavapai Ridge (Yavapai County Records 1948). At one point the Fryes owned more than 640 acres of land along Oak Creek, which was the property they called the Smoke Trail Ranch. The Fryes also built a residence on their Smoke Trail Ranch property, on the south side of Oak Creek. The house, which was never completely finished, became known as the "House of Apache Fires". Helen Frye designed the House of Apache Fires in what she called "Native American, Indian-Ruin Architecture", using native stone for the construction of the house. The contractor was Sedonan Elmer Purtyman, although many others worked on the house also. Construction began in 1946 and continued into 1949. The rooftop deck with a fireplace and with its spectacular views of the red rocks of Sedona, was a favorite place for relaxing and entertaining. The Fryes also had a private deck off their bedroom which was mostly "off limits" to staff and houseguests. Jack had telephone service to the house and to his private office so that he could take care of TWA business from there. However, he resigned from TWA in 1947 and it is not known whether he ever used the office, which had a beautiful view of the ranch and Oak Creek. Even though it was unfinished, this is the house where the Fryes did their entertaining, with the guest list including many celebrities plus local acquaintances such as artists Max Ernst and Dorothea Tanning. The House of Apache Fires is still standing within Red Rock State Park, although it is mostly a shell.

By this time, Jack Frye was President and CEO of Aniline Film Corporation and was spending most of his time in New York. Jack wanted to live in New York and Helen would not leave Sedona. She states that she gave up her husband for the ranch. In June of 1950, Helen and Jack Frye divorced and Helen ended up with all the property along Oak Creek (Yavapai County Records 1950). In 1952, Helen negotiated a land trade that added over 32 acres to her ranch (Yavapai County Records 1952). In 1961-1962, Helen built a house on the 32-acre parcel, which she called "Wings of Wind", where she lived until her death in 1979. The name was derived from the "winds of the valley that carried the soaring birds aloft" (personal interview with Helen Frye, May 24, 1974).

Helen Frye had always seen the potential of the area as a resort and at one time developed an ambitious master plan for a resort community on the property. However, Jack couldn't see the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>19</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

potential and it never materialized. She did everything she could to protect and restore the land, maintaining that after land is disturbed, it will revert to its natural flora and fauna after a "bad" cycle of seven years.

Throughout the 1950s, Helen sold off pieces of the old Armijo Ranch property that she had retained on the north and west sides of Oak Creek. These parcels became part of Cup of Gold Estates subdivision. In the early 1970s, Helen sold a 286-acre parcel to a land developer (Development Sales Corporation and Turco Properties, Inc.). This parcel included part of the old Armijo Ranch property along the eastern side of Section 33 of T17N, R5E, and the N1/2 of the SW1/4 of Section 34 of T17N, R5E. The 286-acre parcel ultimately was purchased by the State of Arizona in 1986 and in 1991 became Red Rock State Park.

The Burhops and the Leenhouts:

The property that the Burhops purchased from Helen Frye was mostly south of the Red Rock Loop Road and Oak Creek, encompassing portions of Section 33, T17N, R5E. The parcel roughly covered the 140-acre core of what is now Cross Creek Ranch. Albert and Francis Burhop hung onto the Cross Creek Ranch property until 1951, when they sold it to a Verde Valley school teacher by the name of Willis Leenhouts and his wife Margaret (Yavapai County Records 1951). According to Walt Combs, the Leenhouts raised sheep in the pastures, converted the old chicken coop (now demolished) into a pottery studio, and built a footbridge across Oak Creek so that they could access the property during times of high water. It was the Leenhouts who named the 120 acre ranch "Cross Creek Ranch" because the property abutted Oak Creek on both sides (personal interview with Helen Frye, May 24, 1974). In addition, the Leenhouts assumed responsibility for maintaining the hatches, flumes, and culverts along the Armijo Ditch (Yavapai County Records 1951). In 1971, the Leenhouts sold the Cross Creek property to Harold and Jane Maloney (Yavapai County Records 1971).

The Maloneys:

The Maloneys bought Cross Creek Ranch to raise thoroughbreds in the irrigated pastures, but they never lived at the ranch. To look after their property and horses, the Maloneys hired Walt Combs to be the caretaker. During the Maloney ownership, the Cross Creek Ranch property experienced some of the most extensive changes since the Armijos first settled on the land around the turn of the twentieth century. In 1974, the garage burned down and was rebuilt by Walt Combs. Other changes included converting an old orchard east of the main ranch house into horse pasture, converting a pasture in the southeastern portion of the property to a training area for the thoroughbreds, constructing fences in various places, and building remodeling. In 1991, the Maloney family acquired nearly 80 acres of land from the Coconino National Forest. The addition brought the total number of

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>8</u>	Page	<u>20</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

acres at Cross Creek Ranch to approximately 200. Walt Combs maintained Cross Creek Ranch for the Maloney family until 2002, when the property was purchased by Cachet Western II, LLC for subdividing and development.

CONCLUSION: Sedona and the adjacent Verde Valley areas have experienced substantial growth since World War II, with unprecedented growth in the 1980s and 1990s. Starting as a two-story ranch house on a homestead which included orchards and crops along with cattle, the house was rebuilt after a fire in 1927 into a one-story house using the original native stone for the construction of the house. Cross Creek Ranch House later became the main residence for a "gentlemen's" horse ranch under the ownership of the Fries, Burhops, Leenhouts and Maloneys, which continued the ranching tradition of the property, although on a smaller scale and in a different way. The Cross Creek Ranch House played a major role in the life of the Sedona area for at least one hundred years and is one of the few remaining ranch houses which maintains its historic integrity in the Sedona area. As stated in SWCA's report, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona, "[h]omesteading is a relatively little studied and understood aspect of Arizona's history . . . and each day it becomes more difficult to gain understanding because the number of extant homesteads continues to dwindle at an alarming rate. Because historic homesteads are a finite resource, efforts should be made to preserve, at least in part, homesteads for future generations".

INTEGRITY: The Cross Creek Ranch House property is an intact example of an early ranch house associated with events that have made a significant contribution to the broad patterns of the history of the Sedona, Arizona area. The major changes to the building (two additions) were completed in the 1940s and have historic integrity in their own right. They do not detract from the historic integrity or character of the building. The detached garage (1974), although not eligible for the National Register, is complimentary to the ranch house in its use of materials, scale and massing. The fence, which is also complimentary to the ranch house, gives the property a sense of enclosure and boundaries, differentiating the Cross Creek Ranch House property from the new construction in the subdivision. The property continues to possess integrity of location, design, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 21 Name of Property Cross Creek Ranch House
County Yavapai
State Arizona

9. BIBLIOGRAPHY

Aitchison, Stewart W., Oak Creek Canyon and the Red Rock Country of Arizona, A Natural History and Trail Guide, Stillwater Canyon Press, Flagstaff, Arizona: 1978.

Arizona Highways, January, 1945; March, 1957.

Armijo, Rosie Targhetta, interview in Sedona Legend Helen Frye website at www.sedonalegendhelenfrye.com, 2003-2007.

City of Sedona, Arizona, miscellaneous records and files.

Edwards, Joshua S., Editor, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona, (Report No. 2004-089) SWCA Environmental Consultants, Flagstaff, AZ: April 14, 2005.

Finicle, Diane, A Historic Building and Structure Survey for Proposed Highway Improvements in the Vicinity the State Route 179 Brewer Road/Ranger Road Loop in Sedona, Coconino County, Arizona and a Consideration of the Historic Nature of SR 179, EcoPlan Associates, Inc., Mesa, Arizona: October, 2004.

Finicle, Diane, and Deil Lundin, A Cultural Resource Survey Report for SR 179 Improvements in the Vicinity of Sedona, Coconino and Yavapai Counties, Arizona, EcoPlan Associates, Inc., Mesa, AZ: July, 2004.

Finicle, Diane, The Owenby Ditch: An Historic Structure Survey, Eligibility and Effect Assessment Conducted in Support of the SR 179 Improvements Project, Sedona, Coconino County, Arizona, EcoPlan Associates, Inc., Mesa, AZ: April, 2005.

Frye, Helen Varner Anderson Vanderbilt, Interview May 24, 1974. Jordan Historical Park and Sedona Heritage Museum Archives, Sedona, AZ.

Gilpin, Dennis, Jim Hasbargen and Adam Berg, A Cultural resources Inventory of Cross Creek Ranch, Sedona, Yavapai County, Arizona (Report No. 01-114), SWCA Environmental Consultants, Flagstaff, AZ: 2002.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>9</u>	Page	<u>22</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

Harris, Cyril M., American Architecture, W. W. Norton Company, New York: 1998.

Howard, William, Once Upon A Time in Sedona, Kunamuck Publishers, Sedona, AZ: 1992.

Jordan Historical Park and Sedona Heritage Museum archives, photo and clipping files.
The Journal, Camp Verde, AZ: March, 1995.

Lightbourn, Til and Mary Lyons, By the Banks of Beaver Creek, Lake Montezuma Women=s Civic Club, Lake Montezuma, AZ: 1989.

Martin, Linda, Historic Property Preservation Plan for Site AZ O:1:141 (ASM), Cross Creek Ranch Development, Sedona, Yavapai County, Arizona (Report No. 04-07), SWCA Environmental Consultants, Flagstaff, AZ: January 8, 2004.

McAlester, Virginia and Lee, A Field Guide to American Houses, Alfred A. Knopf, New York, NY: 1986.

Morgan, Anne Hodges and Rennard Strickland, Ed., Arizona Memories, University of Arizona Press, Tucson, 1984.

Pierson, Lloyd, A Short History of Camp Verde, Arizona, El Palacio 64, pp. 323-339: 1957.

Red Rock News, Sedona, AZ: April 9, 1980, Special Edition, Summer 1980, April 10, 1985, February 24, 1988, October 22, 1993, February 20, 2002, October 9, 2002.

Sedona Area Homestead Manual, Homestead History pp. 9, 10; Jordan Historical Park and Sedona Heritage Museum Archives, Sedona, AZ: n.d.

Sedona Magazine, Sedona, AZ: The Sedona Story, Spring, 1999; Spring 2002; Summer 2002; Fall 2002; Winter 2002/03.

Sedona Westerners, Those Early Days . . . Oldtimers= Memoirs, Oak Creek-Sedona, Verde Valley Region of Northern Arizona, AZ: 1975.

Sharlot Hall Museum and Archives, Prescott, Arizona, clipping, oral history and photo files.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 23 Name of Property Cross Creek Ranch House
County Yavapai
State Arizona

Sheridan, Thomas E., Arizona, A History, University of Arizona Press, Tucson, AZ: 1995.

Stein, Pat H., Homesteading In Arizona 1862-1940, Arizona State Historic Preservation Office, Phoenix, AZ: 1990.

Stewart, Janet Ann, Arizona Ranch Houses, Southern Territorial Styles, 1867-1900, University of Arizona Press and Arizona Historical Society, Tucson, AZ: 1974.

Sullivan, Michael, Teri A. Cleeland and J. Michael Bremer, Depression-Era USDA Forest Service Administrative Complexes in Arizona, Multiple Property nomination to the National Register of Historic Places, Phoenix, AZ: 1989.

Theobald, John and Lillian, Arizona Territory Post Offices and Postmasters, The Arizona Historical Foundation, Phoenix, AZ:1961.

Trimble, Marshall, Roadside History of Arizona, Mountain Press Publishing Company, Missoula, MT: 1986.

Verde Independent, January 2, 1964, September 28, 1967, December 19, 1968, April 17, 1996, July 16, 2003.

Verde Valley Pioneers Association, Inc., Pioneer Stories of Arizona=s Verde Valley, 1954.

Wagoner, Jay J., Arizona Territory 1863-1912, A Political History, University of Arizona Press, Tucson, AZ: 1980.

Walker, Henry P. and Don Bufkin, Second Edition, Historical Atlas of Arizona. University of Oklahoma Press, Norman, OK: 1986.

Wisenhut, Donald W. Ed. The Depression in the Southwest, Kennikat Press, National University Publications, Port Washington, NY: 1980.

Yavapai/Coconino Counties Street and Road Atlas, Phoenix Mapping Service, Phoenix, AZ: 2006.

Yavapai County, Prescott, Arizona, Assessor=s and Recorder=s records and files.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 24 Name of Property Cross Creek Ranch House
County Yavapai
State Arizona

10. GEOGRAPHICAL DATA:

Verbal Boundary Description: The Cross Creek Ranch property is the same as the legal boundary of Yavapai County Assessor's Parcel number 408-19-122, Cross Creek Ranch Lot 84, and consists of an irregular parcel of approximately 2.12 acres in the SE 1/4 of the SW 1/4 of Section 33, T17N, R6E, Gila and Salt River Base and Meridian. The boundary of this property is shown on the attached Additional Documentation D, Aerial Boundary Map.

Boundary Justification: The Cross Creek Ranch House property includes all of the assessor's parcel which is currently associated with the Cross Creek Ranch House and is in private ownership. The remainder of the original 220-acre homestead has been sold to other owners and subdivided, and thus lacks integrity. A portion of the historic Cross Creek Ranch property is now a part of Red Rock State Park.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Addl. Documentation</u>	Page	<u>ADDL</u>	Name of Property	<u>Cross Creek Ranch House</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

ADDITIONAL DOCUMENTATION

USGS Topographic Map, Sedona, Arizona Quadrangle. 7.5 Minute, 1969.

A: Sketch Map; Source, Yavapai County, 2007.

B: Area Map #28; Source, Yavapai/Coconino Counties Street and Road Atlas, Phoenix Mapping Service, 2006.

C: Photo Key Map; Source, Yavapai County and Nancy L. Burgess, Preservation Consulting, Prescott, Arizona, 2006.

D: Aerial Boundary Map; Source, Yavapai County, 2006.

E. The Cross Creek Ranch Property as it appeared in 1938, Figure 1.4, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona@, (Report No. 2004-089), Joshua S. Edwards, Editor. November, 2004. Page 25. Used with permission.

F. Cross Creek Ranch House Plan (as of November, 2004), Figure 3.2, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona@, (Report No. 2004-089), Joshua S. Edwards, Editor. November, 2004. Page 63. Used with permission.

G. Cross Creek Ranch House, West and East Elevations, Figures 3.5 and 3.8, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona@, (Report No. 2004-089), Joshua S. Edwards, Editor. November, 2004. Pages 66 and 68. Used with permission.

H. Cross Creek Ranch House, South and North Elevations, Figures 3.6 and 3.7, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona@, (Report No. 2004-089), Joshua S. Edwards, Editor. November, 2004. Page 67. Used with permission.

I. Map of the Main Ranch Complex, Figure 3.10, Archaeological Investigations Along Oak Creek: Data Recovery at Cross Creek Ranch and the Talon Site Near Red Rock State Park, Yavapai County, Arizona@, (Report No. 2004-089), Joshua S. Edwards, Editor. November, 2004. Page 72. Used with permission.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u> Addl. Documentation </u>	Page	<u> ADDL </u>	Name of Property	<u> Cross Creek Ranch House </u>
				County	<u> Yavapai </u>
				State	<u> Arizona </u>

PHOTOGRAPHS

All photographs: Cross Creek Ranch House, Sedona, Yavapai County, Arizona

Photographs numbered 1 through 11: photographer Nancy L. Burgess, P. O. Box 42, Prescott, AZ 86302, taken November 16, 2005 and October 26, 2006; negatives are located at the Jordan Historical Park and Sedona Heritage Museum Archives, 735 Jordan Road, Sedona, AZ 86336. See Additional Documentation C, Photo Key Map.

1. Cross Creek Ranch House
October 26, 2006
Southwest; front
2. Cross Creek Ranch House
October 26, 2006
Southeast; front and side
3. Cross Creek Ranch House
October 26, 2006
Northwest; rear and side
4. Cross Creek Ranch House
October 26, 2006
Northeast; rear, side and chimney
5. Cross Creek Ranch House
October 26, 2006
Northwest; fence, pasture, orchard, landscaping and property setting
6. Cross Creek Ranch House
October 26, 2006
East wall, interior detail of fireplace

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u> Addl. Documentation </u>	Page	<u> ADDL </u>	Name of Property	<u> Cross Creek Ranch House </u>
				County	<u> Yavapai </u>
				State	<u> Arizona </u>

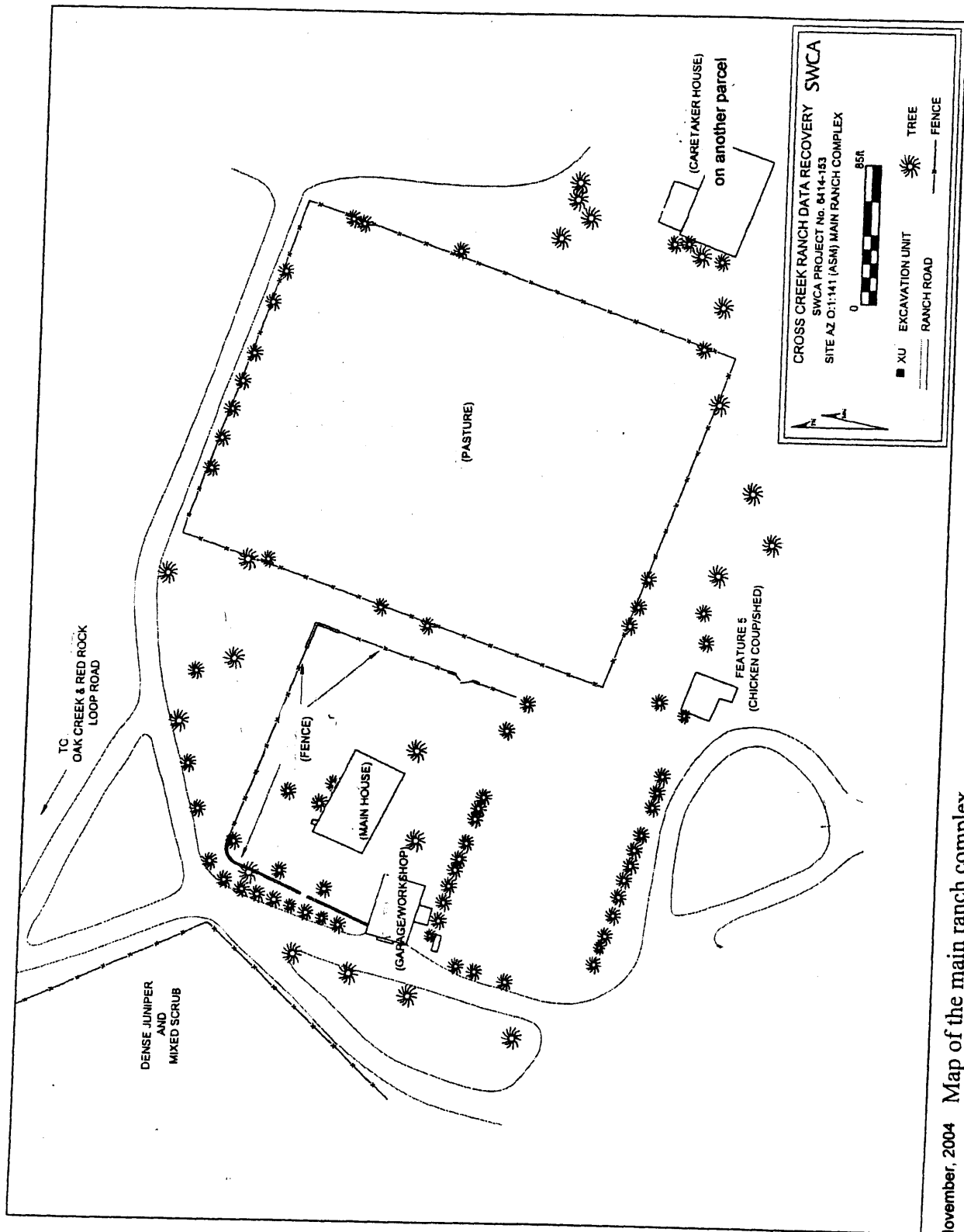
- 7. Cross Creek Ranch House
November 16, 2005
Northwest; detached garage/workshop rear

- 8. Cross Creek Ranch House
October 26, 2006
West-northwest; garage/workshop rear

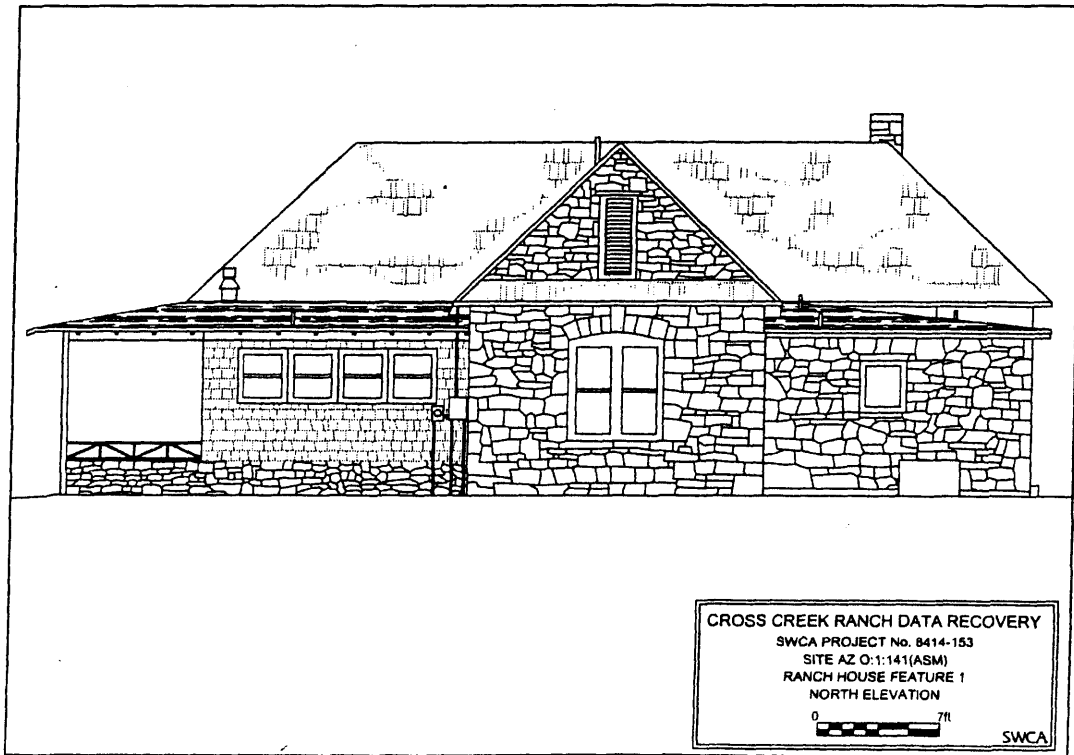
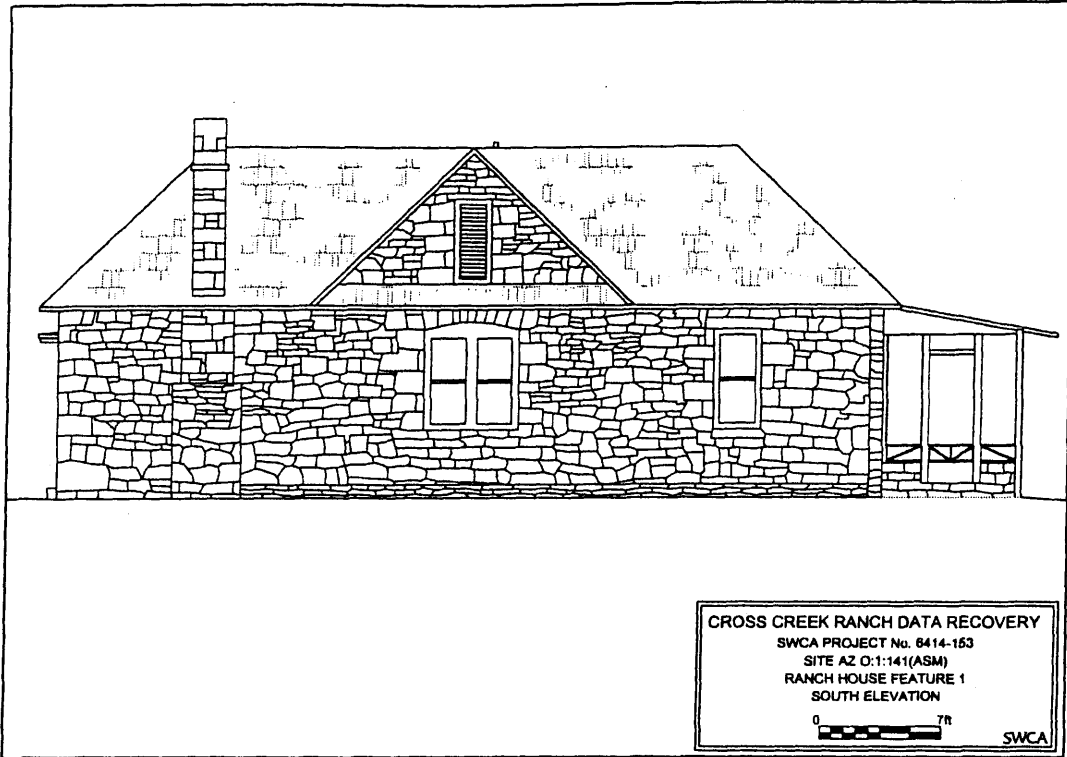
- 9. Cross Creek Ranch House
November 16, 2005
East; window detail

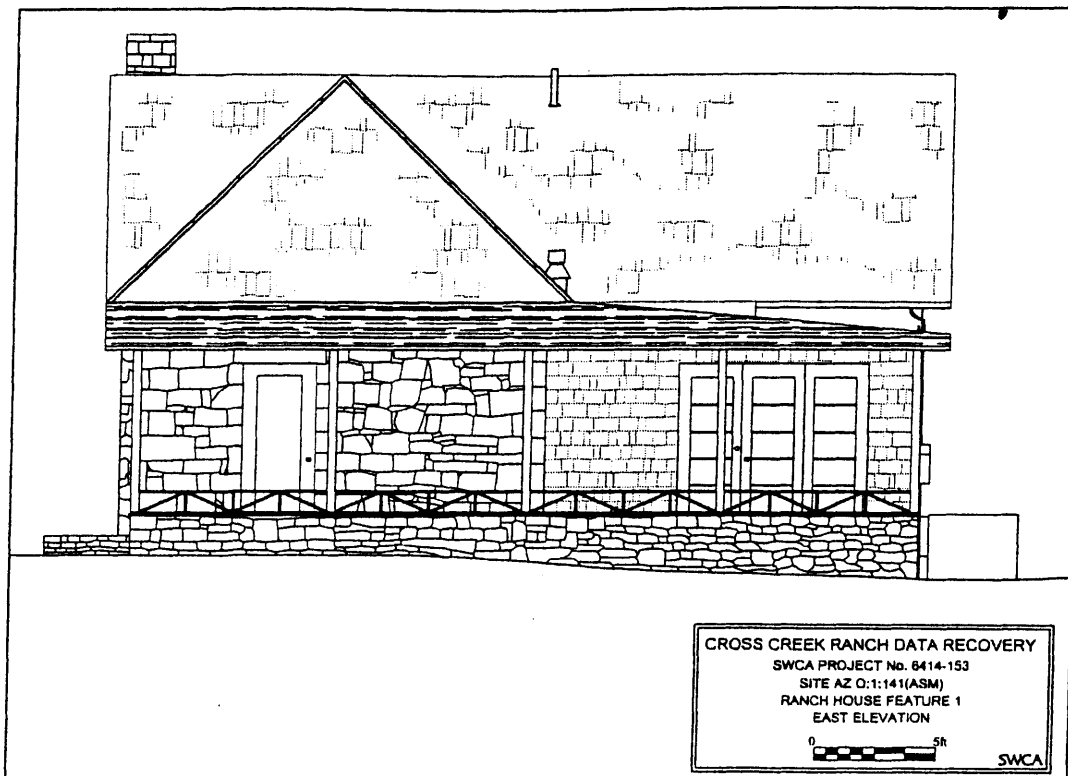
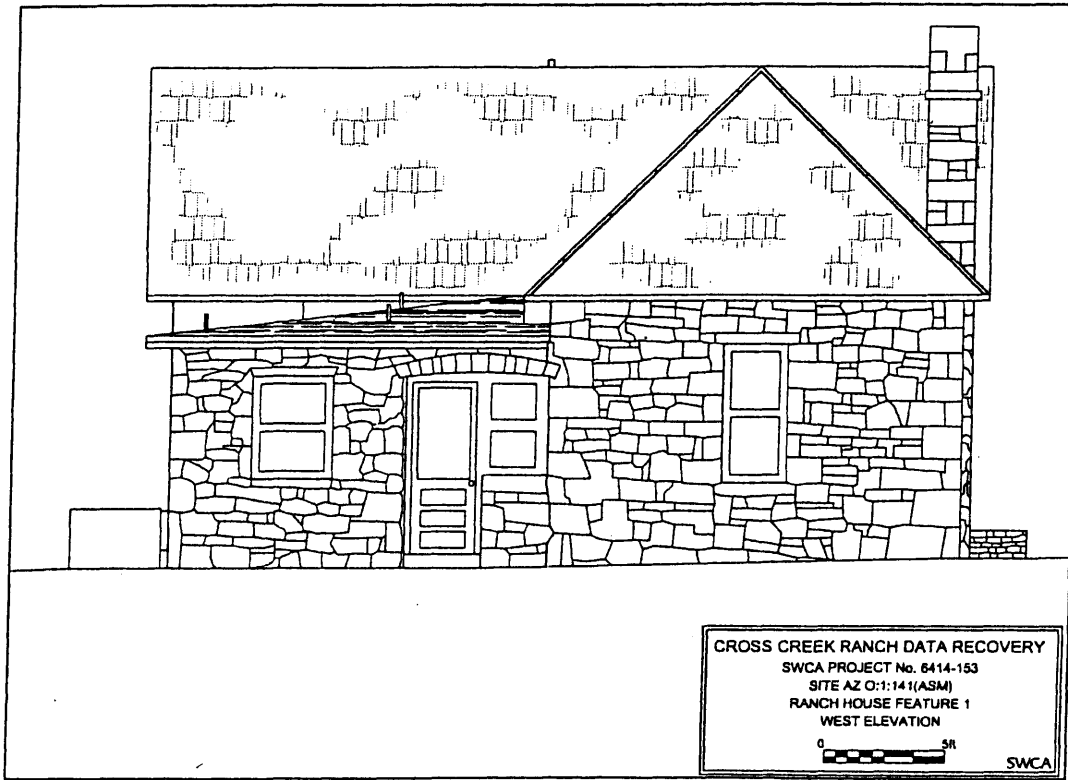
- 10. Cross Creek Ranch House
November 16, 2005
Southwest; gate/fence detail

- 11. Cross Creek Ranch House
November 16, 2005
West-southwest; main entry gate/fence detail

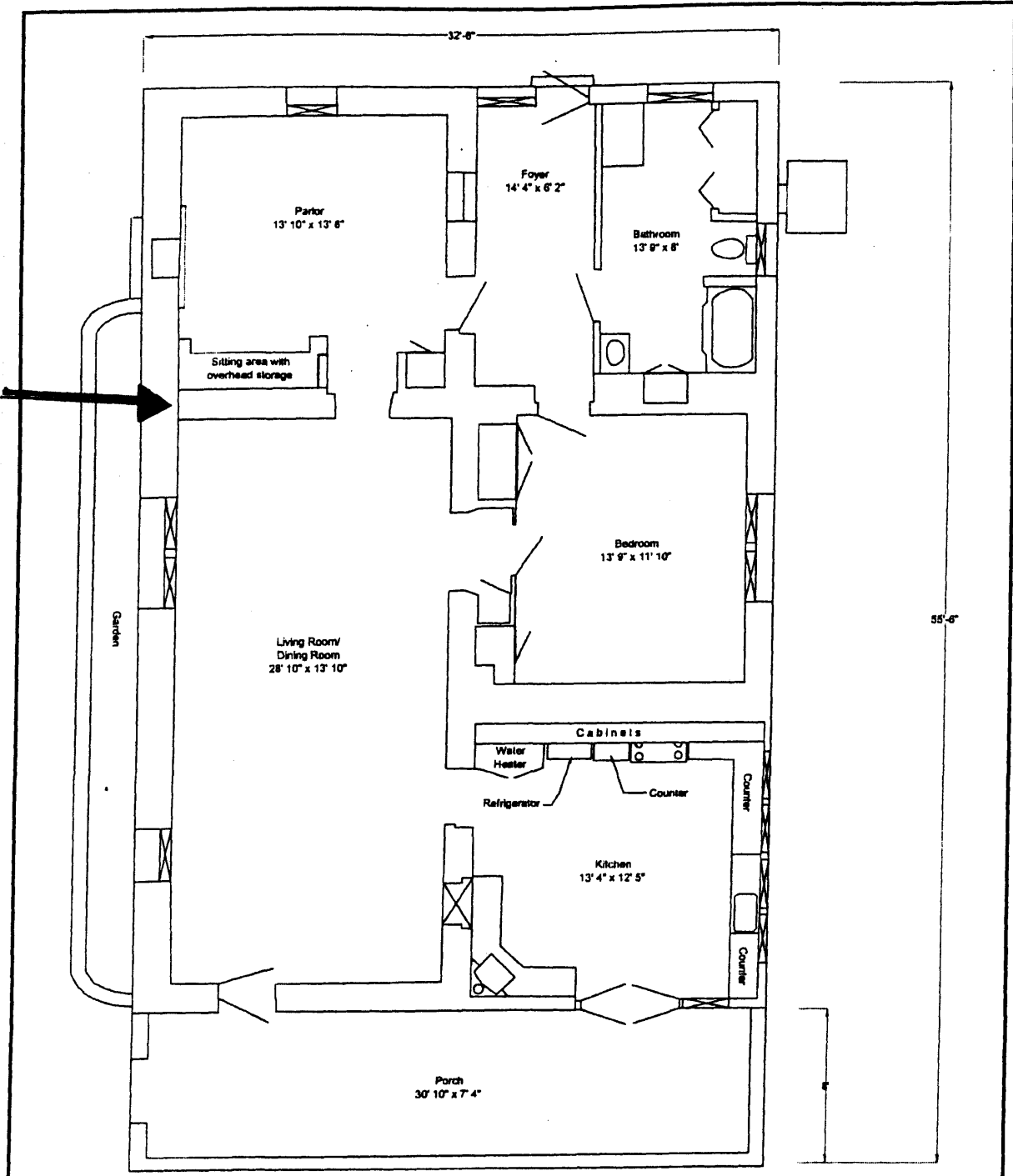


November, 2004 Map of the main ranch complex.





NOTE: This wall removed 2005



CROSS CREEK RANCH DATA RECOVERY
SWCA PROJECT No. 6414-153
SITE AZ O:1:141 (ASM) FEATURE 1 (MAIN HOUSE)

SWCA

Subscribed and sworn to before me this 9th day of July, 1938.
My commission expires March 2nd 1941.

AMBROSIO ARMILJO

(NOTARIAL SEAL)

A. M. Crawford
Notary Public.

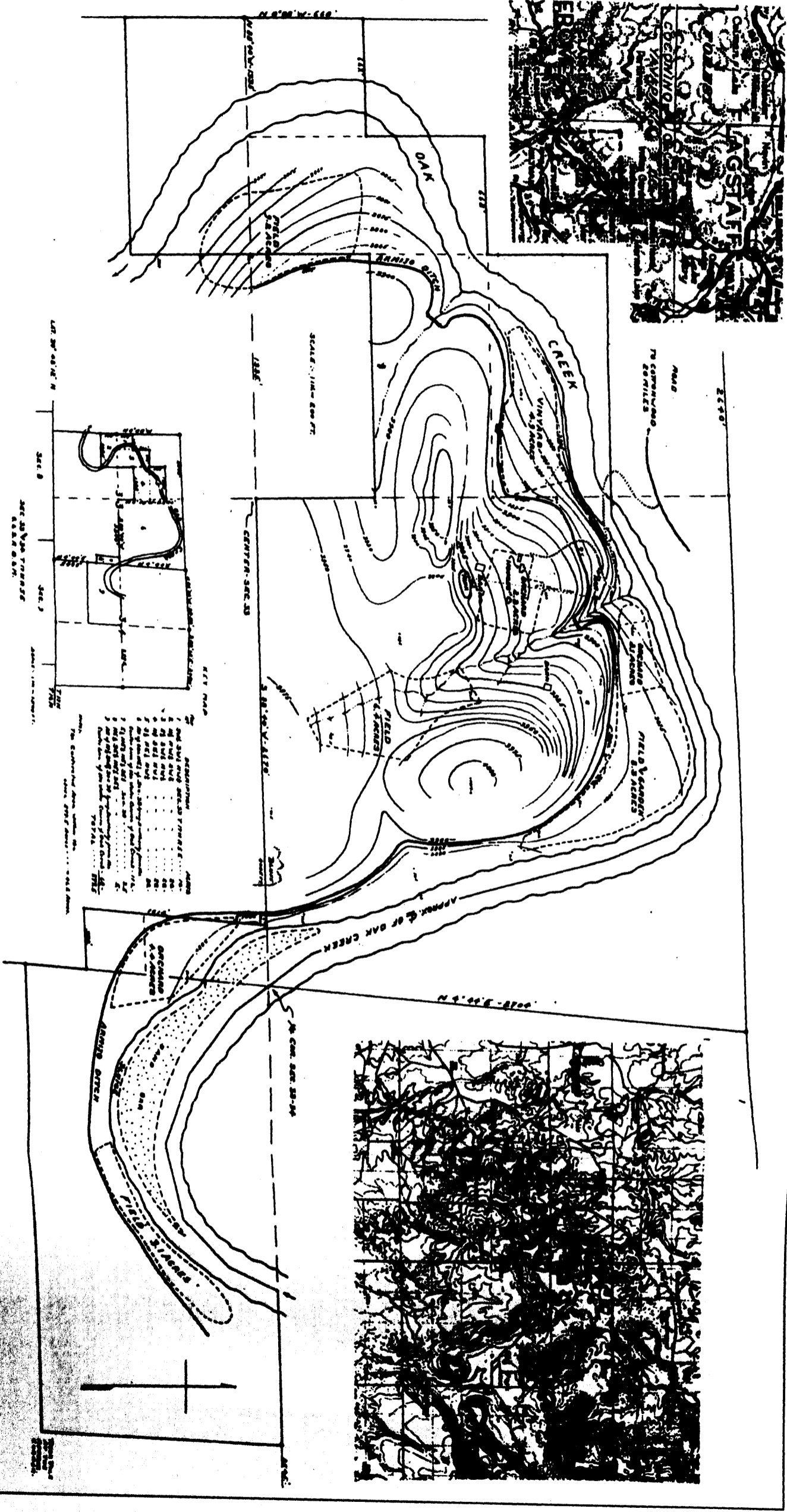


Figure 1.4. The Cross Creek Ranch property as it appeared in 1938 (Yavapai County Record of Deeds Book 172, attachment to page 270).



Additional Documentation C
Photo Key Map
Cross Creek Ranch House
Sedona, Yavapai County
Arizona

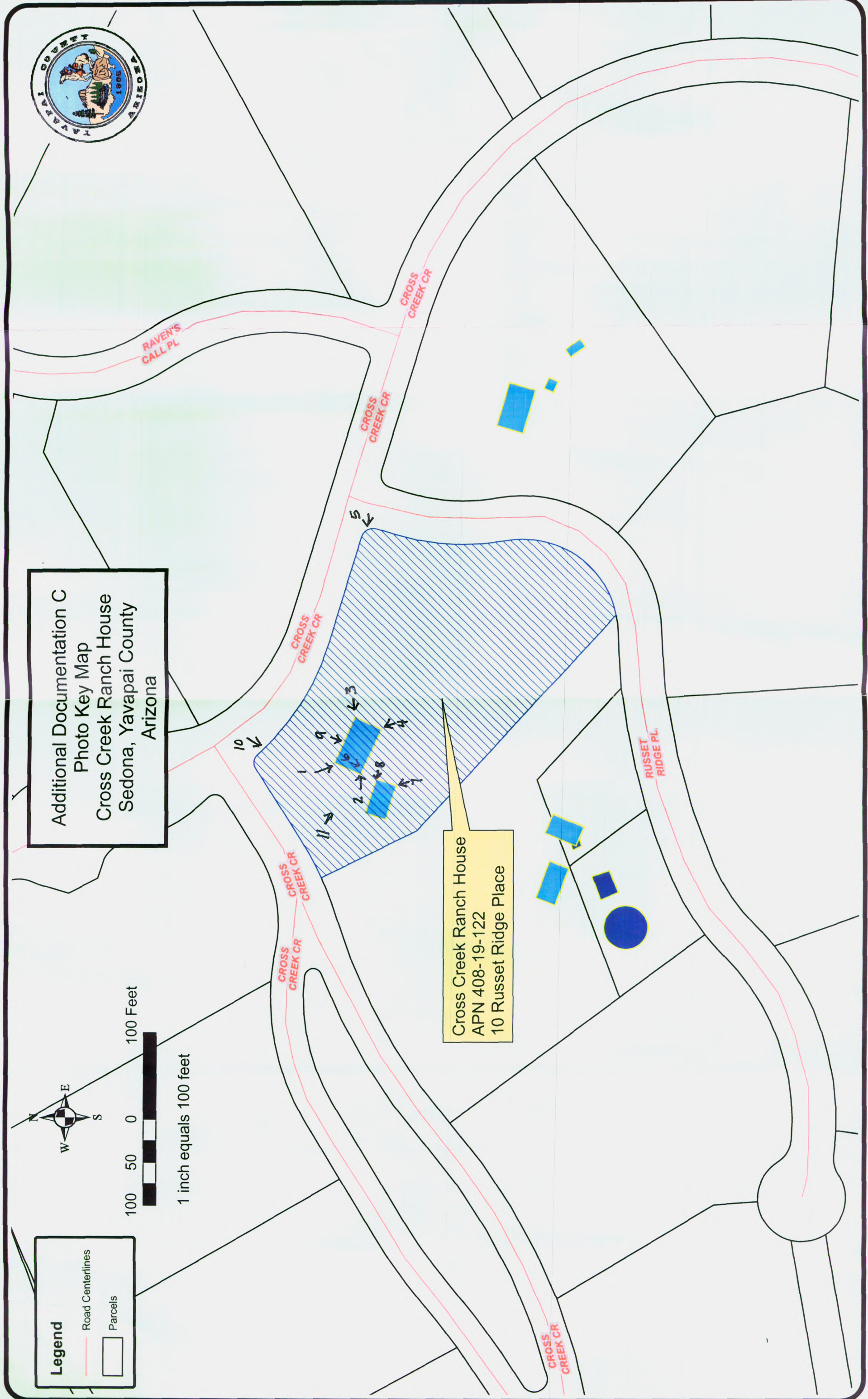


1 inch equals 100 feet

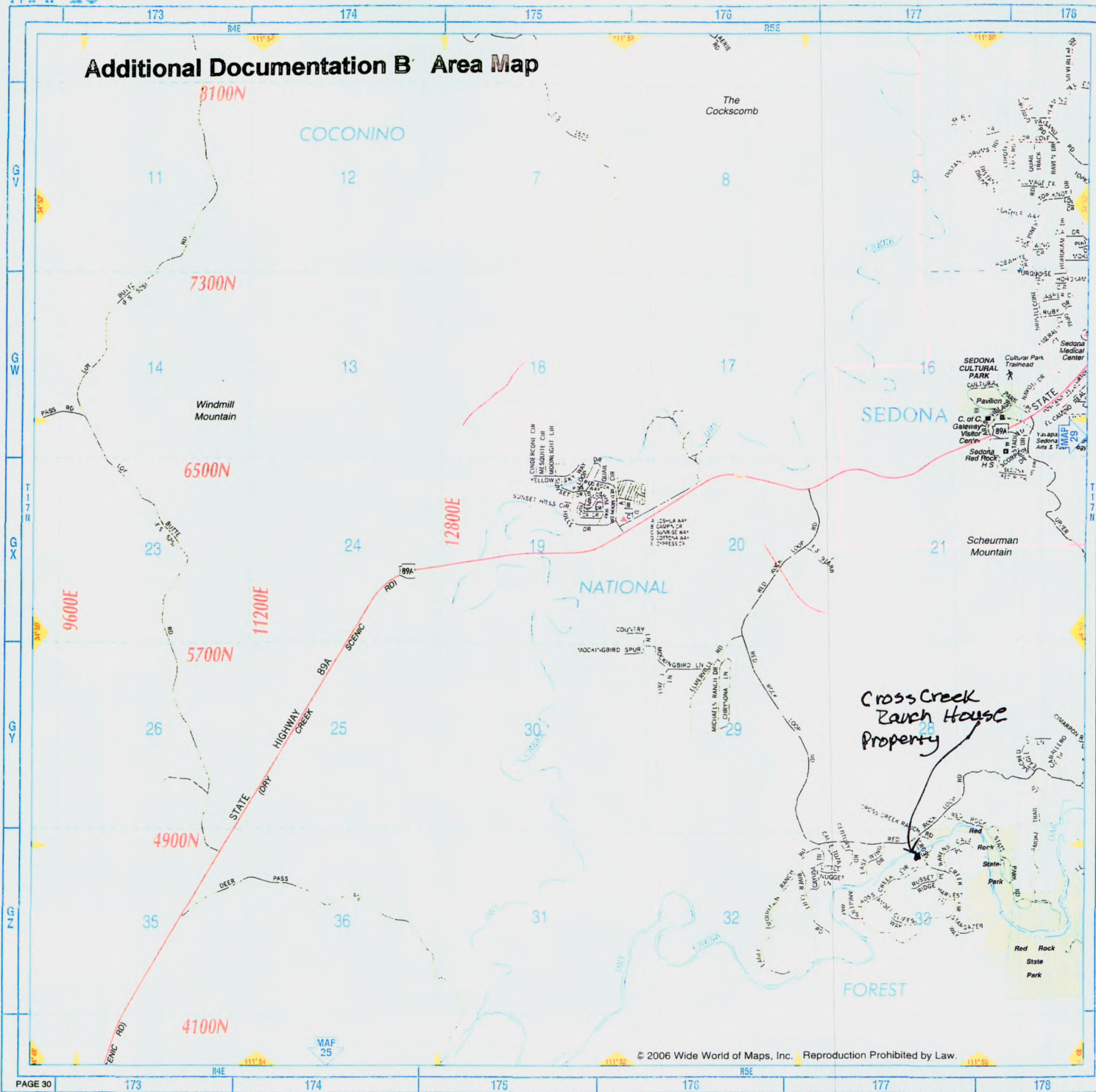
Legend

- Road Centerlines
- Parcels

Cross Creek Ranch House
APN 408-19-122
10 Russet Ridge Place



Additional Documentation B Area Map





Additional Documentation A





Sketch Map

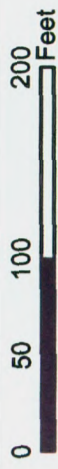
Cross Creek Ranch House

Sedona, Yavapai County,

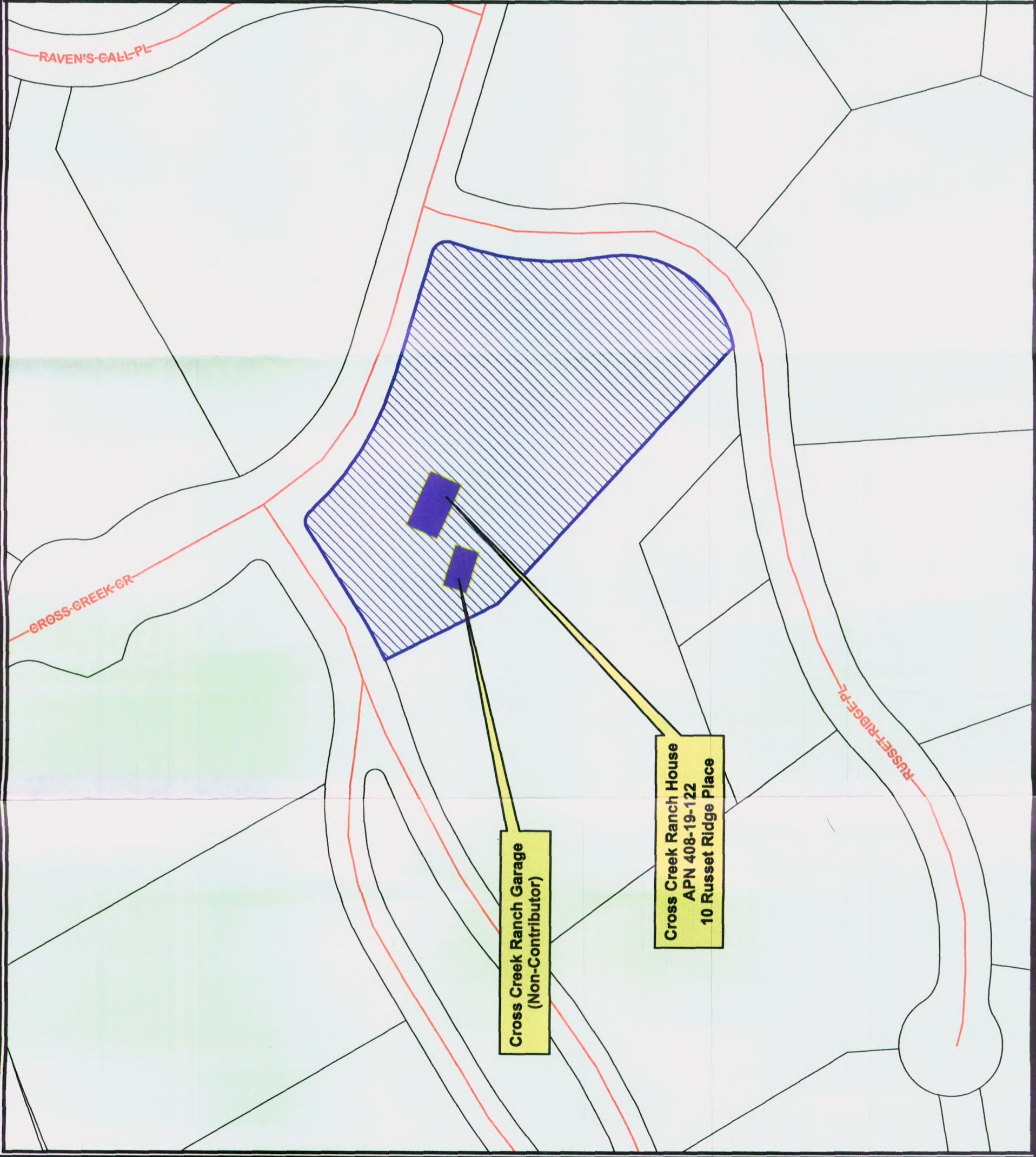
Arizona

Legend

-  Lot # 84 Cross Creek Ranch
-  Buildings 2004
-  Roads
-  Assessor Parcels



1 inch equals 100 feet



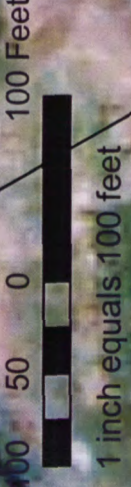


Additional Documentation D
Aerial Map
Cross Creek Ranch House
Sedona, Yavapai County
Arizona



Legend

- Road Centerlines
- Parcels



Cross Creek Ranch House
APN 408-19-122
10 Russet Ridge Place

