



Public Works Department

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To Whom It May Concern:

The City of Sedona, Arizona is issuing **Addendum #5** to the plans, specifications, and Special Conditions as originally issued at the time of solicitation for bids for the **Improvements at Ranger Station Project**. For any bid to be considered responsible and responsive, receipt of this addendum must be acknowledged.

As specified in the Instructions to Bidders, this Addendum, upon issuance, has become a part of the Contract Documents.

This Addendum contains 109 pages including this page, 0 changed bid sheets, 0 plan sheets, 0 changed Technical Specification sheets, 0 changed Construction Contract sheet, and 1 Sign In Sheet sheets. Any changed bid sheets shall be used in lieu of the originally issued bid sheets in order to submit a responsive bid.

This Addendum changes the following:

1. Providing a copy of the 2006 Building Condition Assessment (83 pages).
2. Providing a copy of the 2017 Rehabilitation Design Documents (6 pages).
3. Providing the Sedona Ranger Station historic photos (9 pages).
4. Providing the Ranger Station Park Master Plan (8 pages).
5. The webpage with the park master plan is located here:
www.sedonaaz.gov/rangerstation.
6. The budgeted amount for this project is \$250,000.
7. Gutters for this project should be metal.
8. Sign In Sheet from the May 18, 2020 Mandatory Pre-Bid Meeting is attached.

ACKNOWLEDGEMENT

I have received Addendum #5 for the **Improvements at Ranger Station Project** as described above, and acknowledge it as part of the Contract Documents for the project.

Signature

Date

Print Business Name

Addendum #5 issued by J. Andy Dickey, PE, Director of Public Works/City Engineer, City of Sedona

J. Andy Dickey, PE
Director of Public Works/City Engineer

5/23/2020

Date

**BUILDING CONDITION
ASSESSMENT REPORT**



**SEDONA RANGER STATION
Ranger Residence and Barn**

250 Brewer Road
Sedona, Arizona

RECEIVED
AUG 23 2006

COMMUNITY DEVELOPMENT

Prepared by
Otwell Associates, Architects

July 2006



BUILDING CONDITION ASSESSMENT REPORT



Sedona Ranger Station - Ranger Residence 1923
Photo Courtesy of USFS Coconino National Forest



Sedona Ranger Station - Barn (date unknown)
Photo Courtesy of Sedona Historical Society

SEDONA RANGER STATION Ranger Residence and Barn

250 Brewer Road
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EXECUTIVE SUMMARY

INTRODUCTION

The Historic Sedona Ranger Station is located on Brewer Road, south of Hart Road in Sedona, Arizona. The property consists of approximately 1.1 acres (of the original 21-acre Ranger Station), which will be donated to the City of Sedona by ILX Resorts, the current owner of the property. The site includes the Sedona Ranger Station Residence, constructed in 1917, the Ranger Station Barn, constructed in 1934, and two non-historic storage sheds. The subjects of this Building Condition Assessment Report (BCAR) are the Ranger Station Residence and the Barn.



Ranger Residence (far right center) - Circa 1930
Photo Courtesy of USFS Coconino National Forest

This report was commissioned by ILX Resorts through a contract signed by Joe Martori on April 25, 2006. The prime purpose of this Building Condition Assessment Report is to expand on the historical information, identify building deficiencies, and recommend treatments for building rehabilitation for future use of the Ranger Station Residence, the Barn and the 1.1-acre site.

SITE & BUILDING DESCRIPTIONS

The Sedona Ranger Station site is relatively flat, dropping approximately 6 feet from west to east across the property. Native plant materials have been removed from the site and the land surrounding the Ranger Station, which has been developed with an urban-type

residential landscape. This includes irrigated non-native deciduous trees, shrubs, and a mowed grass lawn, along with fences of various styles, including split rail and chain link, and low native stone walls. The site is surrounded by fairly modern development. Ranger Road, the access road from Hwy. 179, is named for the Ranger Station. The area around the Barn is a gravel drive and parking area that extends to the front lawn of the Ranger Residence. There is also a parking lot that parallels Brewer Road on the west side of the property.



Close up of Ranger Residence on Brewer Rd. - Circa 1930
Photo Courtesy of USFS Coconino National Forest

The Sedona Ranger Station Residence was constructed in 1917-1918. The Ranger Residence is approximately 1200 square feet and was built to house the ranger and his family. It also served as the office for the station. The house was originally a three-room square bungalow, one story in height with a screened porch at the front entry. The foundation is constructed of local, red sandstone masonry. The exterior walls and floors are wood frame construction and the roof is a combination of a conventionally-framed pyramid and standard hip construction. The exterior wall finish is lapped wood siding and the roof was originally wood shingled (now composition shingles over the original wood roofing). The windows are divided-lite wood windows in a variety of sizes and operation types. The doors are either four or five panel wood doors, with one non-historic flush panel door.

The Sedona Ranger Station Barn was constructed in 1934-1935. The Barn is approximately 2000 square feet. The Barn is a rectangular structure with a one-story portion originally composed of four garage bays/stalls for livestock and a two-story portion with a lower story garage bay and a storage area. The second level may have once been used as a hayloft when the garage bays were stalls for livestock. The foundation is poured concrete, the walls are wood framed construction and the roof is a conventionally-framed, medium pitched gable type. The exterior wall finish is lapped siding, and the roofing material is composite shingles. The windows are divided lite types of various operation styles and the doors are wood plank and panel doors. The upper story has no exterior entrance.



Sedona Ranger Station Barn - Date unknown
Photo Courtesy of Sedona Historical Society

FINDINGS

Both the Ranger Residence and the Barn at the Sedona Ranger Station are in good condition overall. The buildings appear to be structurally sound with no visible cracking in the walls or foundations, although some stones are missing in the Ranger Residence foundation walls and the masonry requires repointing. Most of the original windows, doors and interior finishes remain intact, and are in fair to good condition. There is some deterioration due to weathering, primarily on the west side of both buildings. The most significant wood deterioration is occurring on the lower portion of the doors and siding on the north side of the Barn where snow and water may have accumulated at various times.

RECOMMENDATIONS FOR TREATMENT

The recommended Ultimate Treatment for the Sedona Ranger Station Residence and Barn is Rehabilitation. The City of Sedona is currently in the process of conducting a reuse study to determine the future use of these buildings. More detailed recommendations and requirements will be necessary upon determination of the future uses of the two buildings. Specific treatment recommendations include:

Rehabilitation

- Replace missing stone in Ranger Residence foundation and repoint stone masonry.
- Repair sagging beam at the floor of the Ranger Residence.
- Repair and paint the original historic windows and doors.
- Restore interior finishes (Barn).
- Provide insulation at walls of both buildings.
- Provide attic insulation in the Ranger Residence and roof insulation at the Barn.
- Provide fire detectors and dedicated fire extinguishers in both buildings immediately.

Adaptive Reuse

- Prepare and paint exterior of both structures.
- Provide code compliance upgrades to the mechanical, plumbing and electrical systems as required for new building uses.
- Provide fire detection system and suppression systems in each building as required by the City of Sedona and to meet current NFPA standards for new building uses.
- Provide native landscaping and paved parking as required for proposed new use of the buildings and site.



Sedona Ranger Station Residence - taken between 1917 and 1923
Photo Courtesy of USFS Coconino National Forest

ADMINISTRATIVE DATA

IDENTIFICATION

Historic Name: Sedona Administrative Site: Ranger Residence and Barn
Common Name: Red Rock Ranger Station Residence and Barn
Property Location: 250 Brewer Road, Sedona, Arizona 86340 (Coconino County)
Parcel Number: 801-01-001
Legal Description: Parcel not yet legally separated (~ 1.1 acres)
UTM number: Zone 12; 430015 Easting; 3858143 Northing

The Sedona Ranger Station Residence was constructed according USFS Plan D-1 for three room dwellings (the original plans are not available). The Barn was constructed according to Plan R-3-45A of the plans for Standard Ranger Station Barn, Bungalow Type. The original plans are on microfiche at the USFS Southwest Regional Office in Albuquerque, New Mexico (see Appendix C) (Blood & Pilles, 41, 53).

GEOGRAPHIC LOCATION

Sedona is located in north central Arizona along Oak Creek in a high southwestern desert environment, beneath the rim of the Colorado Plateau at an elevation of 4500 feet. Sedona is known for its spectacular red rock scenery. Much of the area is forested with large areas of open benchland covered in woody perennials and grasses. The climate is mild and semi-arid with distinct seasons. The Sedona Ranger Station is one of the early built developments in Sedona, and played a role in the expansion of the town at this location. It is located immediately southwest of the intersection of Arizona State Highway 179 and State Highway 89A. The site is accessible from Highway 179 by way of Ranger Road or from Highway 89A via Brewer Road. In the past Brewer Road and Ranger Road were the main access roads through Sedona and the intersection of these two roads was the community's main intersection.

BUILDING USE: EXISTING, PROPOSED, AND RECOMMENDED CHANGES

The property consists of approximately 1.1 acres of the original 21-acre Ranger Station site. The Ranger Residence is currently vacant, but was most recently used as offices for Forest Service personnel. The Barn is in use as a maintenance building for ILX Resorts, the current property owner. Until May 2006, the Barn was owned and used by the Forest Service Fire Offices. The proposed use for the former Ranger Residence and Barn at the Sedona Ranger Station is currently under study by the City of Sedona and the Sedona Historical Society.

JUSTIFICATION FOR RECOMMENDATIONS

The recommended treatment will provide a course of action that will bring the structure into compliance with building codes and standards, the Secretary of the Interior's Standards for Rehabilitation, and ADA (Americans with Disabilities Act) requirements. The treatment will ensure the adequacy of the structural, fire detection and suppression, and mechanical, electrical and plumbing systems. Long-term resource protection requires the recommended treatment.

PERIOD OF SIGNIFICANCE

Historically, the period of significance begins in 1917 with the construction of the Ranger Quarter and ends in 1958, the year before a new, larger, modern station administration building was constructed. Significant dates include 1917 and 1934 (date of the Barn construction).

RESEARCH SOURCES

The research sources for this report included:

City of Prescott Historic Preservation Files, Prescott, Arizona
U.S.D.A. Forest Service, Red Rock Ranger District, Sedona, Arizona
U.S.D.A. Forest Service, Coconino National Forest Office, Flagstaff, Arizona
U.S.D.A. Forest Service, Southwestern Regional Office, Albuquerque, NM
A field investigation was conducted by the Architect on May 12, 2006.



Sedona Ranger Station Overview, station is at the lower left - Circa 1940
Photo Courtesy of Sedona Historical Society

PART I. DEVELOPMENTAL HISTORY

HISTORY AND BACKGROUND CONTEXT

This section of the Building Condition Assessment Report (BCAR) places the structure into the broad context of the people, events, and history of the surrounding community or region. Historic contexts can be identified through consideration of the history of surrounding groupings of buildings, the early history of the region, and the relationship of people to the specific building. The characterization of a historic context provides the foundation for decision-making concerning the planning, identification, evaluation, restoration,

registration and treatment of historic properties based on comparative significance. While historic contexts can be developed for all types of resources, the methodology for developing contexts does not vary greatly with the different types of resource. Contexts may relate to any one of the four National Register criteria:

- 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.

The purpose of putting a resource within a context is the premise that each event, building or resource is created within larger trends and patterns. Specifically, the design and construction of the Sedona Ranger Station Residence and Barn did not happen in a vacuum.

Historical Significance

The historical significance is defined by the Secretary of the Interior as the “meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation. It normally stems from a combination of association and integrity.” The Sedona Ranger Station 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 our history. The significance of the Sedona Ranger Station buildings lies their direct association with the development of the history of Sedona, Arizona; development of the history of the Forest Service, specifically the Southwest Region; and the development, coordination, and implementation of the Civilian Conservation Corps (CCC) in USFS (United States Forest Service) projects under President Roosevelt’s New Deal legislation and policies (Sedona Ranger Station National Register Nomination). The Sedona Ranger Station residence and barn are designated as City of Sedona Historic Landmarks.

The Sedona Ranger Station Administrative Site has provided the same service in the same place since the formation of the U.S. Forest Service. The original log buildings are gone; however, the 1917 Ranger Residence represents the only example of this Forest Service architectural style in Region 3. The Sedona Ranger Station maintains integrity of place, setting and feeling for an early 20th century ranger station. As such it is a monument to

the history and importance of the Forest Service in the development of the Verde Valley community. The Rangers who lived in the residence were also integral and important members of the Verde Valley community outside of their Forest Service jobs and at least two Ranger's wives were teachers at the school that was built across the road (Blood and Pilles, 42). The Barn is also an important example of the work of the Civilian Conservation Corps (CCC) for the Forest Service and the craftsman style is similar to the Ranger Residence and it's place in Forest Service architecture.

History of Sedona

There is little written information on the early history of Sedona. Most of the written documentation consists of homestead and land records and personal accounts of life in the area. The modern historic development of Sedona begins in 1867. John James Thompson homesteaded along Oak Creek in Oak Creek Canyon north of present day Sedona. At that time the area was known as "Red Rock Country," with no official name. It was then located in Yavapai County



Aerial view of Sedona

and was isolated from other civilization. Thompson established his homestead on land that had previously been farmed and irrigated by Native Americans and therefore named his homestead "Indian Gardens Ranch," which was later shortened to Indian Gardens. The nearest stage stop was located at approximately 15 miles south, at Beaver Head Stage Station, along a very primitive road from Winslow through Prescott (the Territorial Capital and County Seat of Yavapai County) to Yuma (Sedona Ranger Station National Register Nomination).

Other settlers arrived in 1867, including John Lee, who settled at "Red Rock" and Margaret Ann Jackson, who became the first white woman to live on Lower Oak Creek. In 1880, Jesse Jefferson Howard built a cabin on the West Fork of Oak Creek and in 1885, Frank Owenby homesteaded an 80-acre site in "Camp Garden." He was the first person, in what would become Sedona, to obtain a land patent in February 1901.

Jim Thompson hand built several roads in 1867, one of which wound around through Wilson Canyon and entered present-day Sedona close to the alignment of present day Jordan Road. This was one of several hand-built roads that formed the beginning of the present day road system in Sedona. In 1902, approximately six families lived in the area and Theodore Schnebly requested that a post office be established. The Schnebly's property included land

that would become the Sedona Ranger Station property. Schnebly's brother suggested the community be named "Sedona" after Theodore Schnebly's wife, Sedona. The post office was built in 1902 and was originally located in back of Theodore and Sedona Schnebly's home (Sedona Ranger Station National Register Nomination).

The United State Forest Service (USFS)

The public lands that would eventually become the National Forests were established by the General Provision Act of 1891. The act authorized the President to designate specific lands as 'reserves,' to be set aside for future use. Prior to that, it was believed that these lands belonged to everyone and anyone could use them for any purpose. They remained open land until they were claimed, sold or given away. In the Southwest, the Pecos River Forest Reserve was established in 1892 and the Prescott, Gila River and Santa Rita Forest Reserves were established in the Arizona Territory before 1908. The primary concern of Congress was continued access to the resources on public lands by agriculture, mining, lumbering and livestock interests to insure their prosperity. Although the General Land Law Revision Act of 1891 (commonly called the Creative Act of 1891) allowed for creation of Forest Reserves, they were not established until 1905 under the Transfer Act, in which management of forests and grasslands by the U.S. Government was granted. It transferred management of the Forest Reserves to the U.S. Dept. of Agriculture, Division R, which was re-named the United States Forest Service (USFS).



The Transfer Act only allowed for protection of watersheds and preservation of timber and provided for local lumber use on these Forest Service lands. In Arizona and New Mexico it included 21 million acres of land. Twenty five forest reserves and four national forests were established in the Southwest between 1892 and 1907. Once the Forest reserves were created by proclamation, inventories were conducted. During the 1920's and 30's there were additions to and eliminations from several of the forests in the Southwest Region. The borders were adjusted and re-adjusted. The Coconino National Forest was established in 1905, the third largest in the Southwest Region at 1.8 million acres. It is located in north-central Arizona and encompasses an area from the desert south of Camp Verde, over the Mogollon Rim to the San Francisco Peaks, from Sycamore Canyon and Sedona, north to Mormon Lake. Elevations range from 2600 feet to over 12,000 feet. Commercial timber in the Coconino National Forest has helped to support the lumber and logging industry in northern Arizona for over 100 years.

The National Forest system also played a role in the development of Sedona. After the decline of homesteading in the 1940's, land exchanges between private owners and the federal government become the only way to open new land in the area to development. The first exchange occurred in 1940 when Dr. V.M. Spitler obtained title to an 80-acre tract now known as the Sky Mountain subdivision. In the next 25 years, there were 16 land exchanges

which helped meet the demand of the community for more growth and development. But this also led to a movement to promote the preservation of forest lands to protect the scenic natural beauty which draws tourists to the area (Sedona Ranger Station National Register Nomination).

USFS and the Establishment of the Sedona Ranger Station

The USFS was interested in managing and protecting their holdings in the newly established Coconino National Forest. The Sedona Ranger Station Administrative Site was established in 1906 and was originally a part of the Munds Park Ranger District. In 1932, the Munds Park and Rogers Lake Districts were combined to create the Oak Creek Ranger District. In 1952, the name of the District was changed to the Sedona Ranger District. The Sedona and Beaver Creek Ranger Districts were administratively combined in 1994 and the District changed names in 2002 to the Red Rock Ranger District. The original Sedona Ranger Station was a small two-room log building with a small fireplace at the west end. It was constructed in 1908 by William Wallace, one of the first Forest Service Rangers on the Coconino National Forest. He built the 13' x 22' two room cypress log cabin north of the Schnebly's home. This cabin was north and east of the location of the present day Sedona Ranger Station Residence and was used as a ranger station for approximately 10 years. From 1907 to 1909 the Forest Service divided the forests into Ranger Districts and built Ranger Stations. A series of Rangers served at the Sedona Ranger Station between 1909 and 1915. In 1910 Ranger Claude Thompson issued a memo regarding the poor state of the log cabin, barn fences and water situation at the Sedona Ranger Station. At that time it had not been determined whether there would even be a permanent headquarters for the Forest Service in Sedona (National Register Nomination). The Sedona Ranger Station Administrative Site has provided service in the same location since the formation of the Forest Service until the sale of the property to ILX Resorts in 2006 (Blood & Pilles, 39).

The Sedona Ranger Station Residence

The original log cabin ranger residence was replaced by the 1917 Ranger Residence. (Sedona Ranger Station National Register Nomination). The three-room residence was built under the tenure of Jesse Bushnell who became Ranger for the Sedona Ranger Station in 1915 and stayed until 1928 (Sedona Ranger Station National Register Nomination). The 1917 Ranger Residence is now the oldest Forest Service building in Sedona and represents the only example of the Forest Service vernacular craftsman style bungalow architecture in Region 3 (Blood & Pilles, 42).



Sedona Ranger Residence looking north - Circa 1923
Photo Courtesy of USFS Coconino National Forest

The CCC and the Sedona Ranger Station Barn

In 1916, a log barn with an adjoining pole corral was built at the Sedona Ranger Station (which has since been demolished). The Great Depression of the late 1920's through the 1940's created a situation of economic hardship in America. There were very few jobs available and industry nearly ground to a halt. It was also becoming clear, at the same time the nation's natural resources had deteriorated due to mismanagement and exploitation of land use. To alleviate these problems, the Civilian Conservation Corps (CCC) was established in April of 1933 under President Roosevelt's New Deal to alleviate unemployment. Tree planting was a large part of the work, but also many other infrastructure and natural environment improvement activities. Nearly half of the public works projects accomplished under the CCC from 1933-1942 (termination date) were administered by the USFS. The Forest Service also controlled most of the CCC camps, under the Department of Agriculture.



Sedona Ranger Station Barn, South Elevation - 2003
Photo Courtesy of Sedona Historical Society

The Coconino National Forest had five CCC camps. Locations were based on access to reliable water sources. Main camps housed 200 men, but the Forest Service established many "side" camps, smaller camps closer to large projects. These camps housed approx. 65 men. There was a large CCC camp in Sedona (since converted into the Sedona Lodge, and now the King's Ransom Motel), and two side camps. The CCC made many local improvements, including work on roads, the building of the Sedona Ranger Station Barn and the Delia Hart/USFS Pumphouse. The Barn and Pumphouse are two of the few projects that remain. The Barn replaced the earlier one built in 1916. These administrative structures and other buildings built throughout Arizona are the most tangible evidence of the CCC work relief programs on the National Forests (Sedona Ranger Station National Register Nomination).

CHRONOLOGY OF DEVELOPMENT AND USE

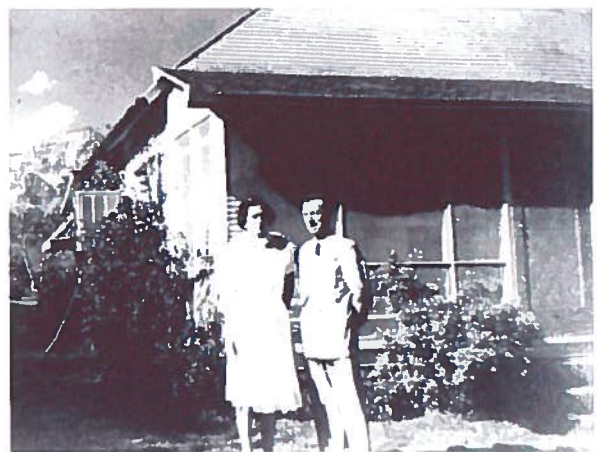
Chronology of Use

This section summarizes the physical construction, modifications, and use of the Sedona Ranger Station. The information presented is based on historical documentation with corroboration from first-hand observation and recent USFS building analyses (2003 & 2004).

The current property consists of approximately 1.1 acres of the original 21-acre Ranger Station. The 21 acres were originally part of the Owenby homestead property, which was subsequently purchased by the Schnebly's. The site and buildings have been used continuously by the Forest Service since 1906 when the Sedona Administrative Site was established, until May 1, 2006 when the Forest Service vacated the property.

Very few changes have been made to the exterior of the Ranger Station Residence since it's completion in 1918. A bedroom was added onto the southeast corner of the house (as shown in a 1923 photo). A screened porch as added to the north side of the house (also shown in a 1923 photo). The space that is currently a utility room, closet and bathroom was converted in 1954. Its prior use is unknown, but it was probably a bedroom. By 1951, an evaporative cooler had been added to the side of the building. The front porch screening has been removed and the front porch is now an open porch. A ramp has also been added at the west side of the front porch to provide an accessible route to the front door. The new HVAC system has been added in the utility room between the kitchen and the bathroom. A modern A/C unit is now located on grade at the east side of the bathroom. The Ranger Residence was occupied by a Forest Service Ranger as a residence until 1996 and then converted to use as offices. The building is currently vacant.

The Barn has changed in use from an animal barn to a maintenance and office building. The hay loft is still extant at the upper level on the north end of the building, although the extant storage shelving would indicate that it has been more recently used as office space. The lower level at the south end of the building has been changed most dramatically through a remodeling that created two separate offices with a dropped ceiling and drywall covered frame wall construction. A HVAC system also provides heating and cooling to the entire building. The exterior of the Barn remains relatively unchanged and most of the doors and windows are original, although some have been covered at the interior or the operations altered.



Sedona Ranger Residence, Ranger Gordon I Hammond
and his wife, Johnnie - 1957
Photo Courtesy of Sedona Historical Society

Chronology of Development/Alterations

1867	John James Thompson first homesteader along Oak Creek in Oak Creek Canyon.
1902	Post Office established in Sedona. Sedona named for early homesteader Theodore C. Schnebly's wife, Sedona.
1905	Coconino National Forest established.
1906	Sedona Ranger Station Administrative Site established.
1908	First Ranger residence constructed, a 13' x 22' two-room log cabin with a fireplace (located north and east of the location of the present day Sedona Ranger Station Residence).
1917	Construction began on the Sedona Ranger Station Residence. The residence was completed in 1918.
1917-1923	South east bedroom and north screened porch added to the Ranger Residence.
1932	Munds Park and Rogers Lake Ranger Districts combined to create the Oak Creek Ranger District.
1934-35	Construction of the Sedona Ranger Station Barn.
1936-37	The original log structures at the Sedona Ranger Station were removed.
circa 1950	Evaporative cooler added to the Ranger Residence.
1954	Interior space in Ranger Residence (possibly a former bedroom) converted to a bathroom, utility room and closet.
1958	Construction of a new, modern Sedona Ranger Station Residence (later converted to offices and a visitor center).
circa 1960's	Storage shed and modular buildings added to the site.

- 1982 The Barn was reroofed. The original wood shingles were removed down to the spaced sheathing and a new layer of plywood sheathing and composition shingles were added.
- 1994 Sedona and Oak Creek Ranger Districts administratively combined.
- 1995 New composition shingles added over original wood shingle roof at the Ranger Residence.
- 1996 Sedona Ranger Station Residence was converted to offices.
- 1997 The Barn was converted to serve as the Sedona Area Forest Service Fire Office.
- 2002 Combined Sedona and Oak Creek Ranger District renamed the Red Rock Ranger District.
- 2004 HAZMAT remediation performed, including lead paint abatement (interior and exterior), lead contaminated soil removal, and rodent material removal (all rodent feces contaminated building materials removed due to concerns over hantavirus and other health hazards). The building materials removal included most of the interior wall and ceiling surfaces (drywall and plywood) and interior wood trim. All broken glass was replaced and all windows were reglazed. All interior trim and paint colors were replaced to match the original as closely as possible. New siding, milled to match the historic siding and trim, was used to replace all damaged siding at trim at the Barn. Two badly deteriorated original barn doors were replaced with new doors to match the original appearance and detailing. All exterior siding and trim was repainted.
- 2006 Sedona Ranger Station Administrative Site sold to ILX Resorts.



PHYSICAL DESCRIPTION

The Sedona Ranger Station Residence is a wood frame vernacular style one-story single family residence with Bungalow features built to a standard USFS plan. The house is approximately 1200 square feet. The foundation is local red sandstone and concrete, with portions of the house supported on stone piers. The walls are frame construction sheathed in horizontal clapboard siding with wide corner trim.



South Elevation of the Ranger Residence

The residence has a large, moderately pitched hip and pyramid roof with a gable end over the east portion of the house and a shed roof over the rear addition. The house has moderate roof overhangs and narrow eaves. The roofing material is composition shingles over the original wood shingles. A centrally located brick chimney pierces the hip roof east of the intersection of the hips. Windows are multi-paned wood frame. The original structure was a square; subsequent additions have made it an irregular rectangle. The original house contained four rooms, a living room, one or two bedrooms and a kitchen. By 1923, two porches had been added, to the north and south elevations, and another bedroom was added to the southeast corner of the house. The wall between the living room and an original bedroom was removed and the larger space used for a living area. The bedroom addition opens off the enlarged living room area. What may have been a second bedroom has been converted to a large closet, a utility room with a water heater and furnace, and a bathroom (Blood and Pilles, 42-44).

The Barn is a vernacular agriculture related barn built to a standard USFS plan. The west portion is one story high and the east is two stories. The Barn has Bungalow features,



West and North Elevations of the Barn, looking southeast

a concrete and stone foundation, wood frame construction, horizontal wood siding and a composition roof. The Barn is approximately 2000 square feet. The Barn is a rectangular structure with a one-story portion originally composed of four garage bays/stalls for livestock and a two-story portion with a lower story garage bay and a storage area. The second level may have one been used as a hay loft when the garage bays were stalls for livestock. The

foundation is poured concrete, the walls are wood framed construction and the roof is a conventionally-framed, medium pitched gable type. The exterior walls are lapped siding, and the roof is composite shingles. The windows are divided lite types of various operation styles and the doors are wood panel doors. The upper story has no exterior entrance. The interior of the Barn has been adapted for a more modern usage; however, the majority of the alterations are fully reversible. Some of the original fixtures are missing, or perhaps covered, but the essence of the Barn remains unchanged (Blood and Pilles, 53-55).



Sedona Ranger Station site, looking north

The Sedona Ranger Station site is relatively flat, dropping approximately 6 feet from west to east across the property. Native plant materials have been removed from the site and the land surrounding the Ranger Station, which has been developed with an urban-type residential landscape. This includes irrigated non-native deciduous trees, shrubs, and a mowed grass lawn, along with fences of various styles, including split rail and chain link, and low native stone walls. It is surrounded by fairly modern development. Ranger Road, the access to the site from Hwy. 179, is named for the Ranger Station. Brewer Road is the access to 89A. These two roads formed the original intersection in Sedona. The area around the Barn is a gravel drive and parking area that extends to the front lawn of the Ranger Residence. There is also a parking lot that parallels Brewer Road on the south side of the property.



Sedona Ranger Station site, looking southeast

Building Form and Evolution

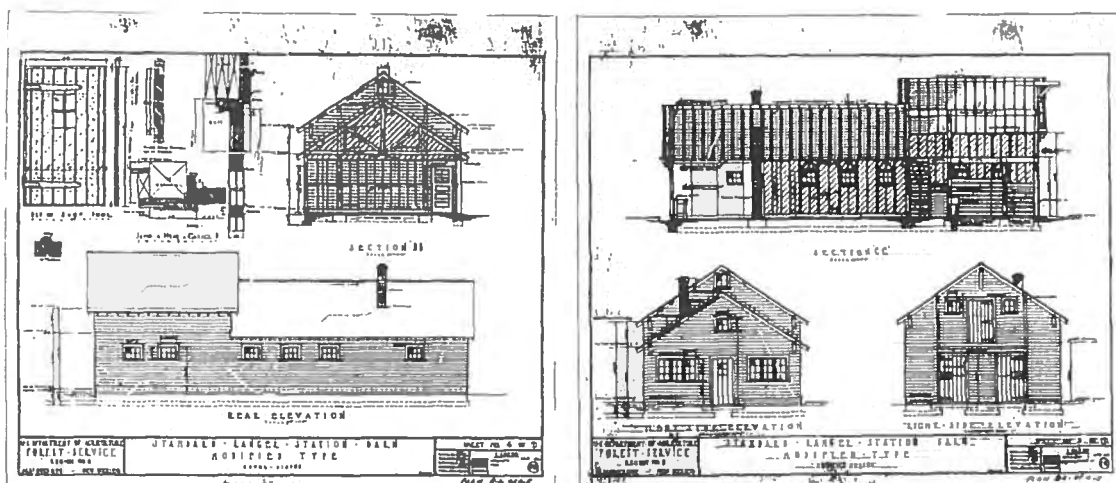
The Sedona Ranger Station Residence was built using USFS District 2 plan "D-1," according to the City of Sedona Historic Resources Survey (September 2001). The Sedona Ranger Station Residence is the oldest remaining building in Sedona. It is generally 'L' shaped in a rectangular plan with an asymmetrical massing. The rear (north) room is a porch, which was added in the 1930's and enclosed

in 1985. This portion of the building is sided with a combination of vertical board and batten (lower half) and horizontal clapboard siding. There is an open porch with a shed roof at the front of the house (this porch was screened for a period of time, although originally constructed as an open porch). There are three red sandstone steps that lead up to the front porch and the main entrance to the house, which was originally a wood stair. The roof was originally wood shingle and is currently composition shingles.



Sedona Ranger Station Residence - Date Unknown
 Photo Courtesy of Sedona Historical Society

The Barn was constructed by the Civilian Conservation Corps (CCC). The building was constructed according to Plan R-3-45A of plans for Standard Ranger Station Barn, Bungalow Type. The original drawings are on microfiche at the USFS Southwestern Regional Office in Albuquerque, New Mexico (see Appendix C for partial drawing set). There have been no major exterior additions or alterations to the barn. The western portion of the lower story interior first bay has been modified to allow for a three-room office. A bathroom with shower and a hallway have been added to the second garage bay. The other three garage bays have been adapted into workbenches and tool cribs. The remaining portions of the two-story structure have been adapted with tool cages for storing and securing tools. The chimney has been boxed-in in the first bay and probably once supported a wood burning stove (Blood and Pilles, 53).



Sedona Ranger Station Barn Drawings - 1933
 Photo Courtesy of USFS Southwest Regional Office, Albuquerque, NM

Character-Defining Elements

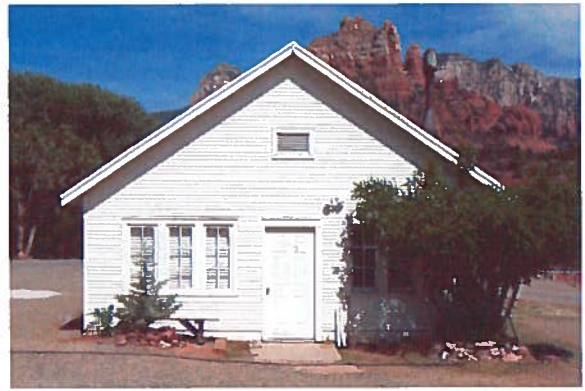
The following character defining elements are noted as being in harmony with the overall character of the bungalow craftsman style architecture and as elements essential to the overall historic character of the building.

EXTERIOR

“Folk” Vernacular Style

The USFS agricultural buildings follow “folk” vernacular building traditions.

The appearance of the buildings depended upon the geography of the site and the available materials. The vernacular style is simple and unornamented, exhibiting an authenticity of building materials and techniques. They display a craftsmanship in the use of local building materials, such as stone and wood. Folk vernacular buildings are simple in their layout, usually one or two square, or rectangular in plan, with a simple roof system consisting of shed, front or side gable and occasionally hip style roofs. The Ranger Residence has all three. The Barn is covered by two simple gable roofs. The buildings are sturdy and utilitarian.



West Elevation of the Sedona Ranger Station Barn

Wood Siding

Wood structural members, siding and roofs were believed to be appropriate for National Forest, non-desert environments. These materials were widely used by the forest service during the early period of the Forest Service. The horizontal lapped siding on both buildings is characteristic of the craftsman style.



Ranger Station Residence -
Sandstone Foundation

Sandstone Foundation - Ranger Residence

The Ranger Station Residence is constructed from the local red sandstone, which is ubiquitous in Sedona. The sandstone is mortared in place in a random ashlar pattern. This red color gives the foundation a unique look that ties it to the red sand around the house, and the dramatic red rock buttes and canyon walls in the Sedona area.

Windows

The original wood windows of both buildings are multi-paned in a variety of operation types. All of these windows appear to be original to their time period. Multi-paned windows were widely used in early Forest Service buildings, indicative of both bungalow and craftsman style architecture as well as recalling the nation’s historic roots by reflecting an element of Georgian architecture.

Chimneys

The chimneys are constructed of locally produced yellow and brown brick. The Ranger Residence chimney is rectangular in shape, located in the center of the house. The Barn chimney is square with a metal flue and is located at the interior of the south wall of the one story portion of the building. The chimneys provide a historical reference to the heating of the buildings when they were originally constructed and the natural brick material is indicative of the general use of natural materials in early Forest Service architecture.



Ranger Residence Window

INTERIOR

Wallboard - Ranger Residence

The wallboard in the bathroom is a paneled “car siding” type material. It covers all four walls from floor to ceiling and also the ceiling. The wallboard is painted white. All other wallboard is painted fiberboard and battens that have been replaced to match the original board and batten material and configuration (replaced in 2004).

Original Wood Floors - Ranger Residence

All floors have been covered by modern finish materials, but there may be wood beneath those materials. Wood floors were common in bungalow, craftsman style residential architecture, in keeping with the use of natural materials in this style.



Fireplace in Ranger Residence

Fireplaces

There are fireplaces in both buildings, one in each. The fireplace in the Ranger Residence is located directly opposite the front door. It is recessed flush with the wall and set in a narrow brick firebox surround. There is a short hearth and simple narrow wood mantle supported by two long carved wooden brackets. All surfaces are painted, except the brick firebox and the hearth. The fireplace in the Barn is located approximately in the middle of the one-story portion of the Barn.

Doors

The original doors in the Ranger Residence are four and five panel solid wood doors and those in the Barn are solid wood plank exterior doors and dutch doors. These door types were characteristic features bungalow, craftsman style architecture. The wood panel doors were commonly used in residential applications and the more sturdy plank doors for utilitarian uses, such as that of the Barn.

PART II: CONDITIONS & TREATMENT

This section provides a feature by feature analysis that identifies the integrity of historical elements, condition, and treatment recommendations for the major elements of the building, including general deficiencies that need to be addressed and priority for the recommended actions. This section identifies areas that are of concern in as much as they are a threat to the integrity of the building structure and/or significant original elements.

This section also states the historical and/or architectural significance of the major historical elements of the building, which indicates how well the building is still able to convey a sense of its history and/or architectural design. This needs to be determined in order to make treatment decisions based on the building's historical and architectural importance.

ULTIMATE TREATMENT

A treatment is a strategy that defines an appropriate type of action as defined by the Secretary's Standards. The Ultimate Treatment is a general statement of a structure's recommended treatment based on considerations of use and the historic character of the building. The categories of ultimate treatment are preservation, rehabilitation, restoration, and reconstruction. Ultimate Treatment is accomplished through one or more construction projects, after which the structure is preserved by preservation maintenance. Emphasis is on preserving extant historic material and resolving conflicts that might result from a structure's "ultimate treatment."

The recommended Ultimate Treatment for the Sedona Ranger Station Residence and Barn is Rehabilitation. This would entail restoring the historic materials and features, and providing other building rehabilitation amenities for the intended future use.

It is recommended that any proposed interior rehabilitation associated with a new use of the building be carefully considered so that existing character-defining features of the buildings are maintained. Rehabilitation is defined by the Secretary of the Interior as "the act or process of making possible an efficient compatible use for a historic structure or landscape through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural and architectural values."

A summary of the recommended Rehabilitation includes the following elements:

Ranger Residence Rehabilitation

- Replace missing stones in foundation and repoint masonry foundation
- Repair sagging beam at floor
- Provide roof level insulation at the ceiling in the attic and in exterior walls
- Restoration or replacement (in-kind) of exterior doors and windows (see Door & Window Schedule in Appendix D)

- Provide fire detectors and dedicated fire extinguishers (immediately)
- Prep and paint exterior windows and doors as necessary

Barn Rehabilitation

- Repair or replace (in-kind) exterior doors and windows (see Door & Window Schedule in Appendix D)
- Prep and paint exterior windows and doors as necessary
- Restore interior finishes
- Provide insulation at roof and walls
- Provide fire detectors and dedicated fire extinguishers immediately

Adaptive Reuse (for both buildings as determined by Reuse Study/Design)

- Landscaping, parking and driveways as necessary for new use
- Provide code compliant upgrades to the HVAC, electrical, and plumbing systems
- Provide fire detection/suppression system to meet City of Sedona/NFPA requirements

See Appendix E for Rehabilitation & Adaptive Reuse Cost Estimates

CONDITIONS AND TREATMENTS

The following issues are described and defined as references for the Conditions and Treatments that follow.

Significance

The relative significance of a building feature is based upon its age as it relates to an association with an historic event or person and/or its architectural importance as a character defining element of the building. The feature is designated as one of the following

Original	The element is original and is associated with those qualities for which the property was determined significant.
Early	The element dates from the period of significance and has acquired significance in its own right (such as early modifications) or makes an important contribution to other historic periods or area of significance associated with the property.
Late	The element was added after the period of significance, or represents later, sensitive repair or replacement work.
CDE	Character-defining elements are noted with this designation if they contribute to the architectural significance of the building.

Integrity

Integrity evaluates the authenticity of each element's historic identity, evidenced by the survival of physical characteristics that existed during a property's historic period, and the extent to which a property retains its historic appearance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling and association.

. The elements are classified as follows:

GOOD	The element is intact, with its various components in sound condition.
FAIR	The element is intact, but all or part of its components are not sound, have damage beyond expected normal wear, or some components are missing.
POOR	The element suffers major damage or deterioration, or a substantial degree of its components suffer such damage or are missing.

Priority

Priority defines the level or degree to which the condition and treatment of a particular element should be addressed. The definition of the "National Historic Landmarks Building Condition Assessment Program" are used with specific additions to address introducing contemporary uses in historic buildings.

A CRITICAL deficiency of an element exists where:

There is advanced deterioration which has resulted in the failure of the building element, or will result in the failure of the building element if not corrected within two years,

AND/OR

There is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency,

AND/OR

There is a threat to the health and/or safety of the user,

AND/OR

There is a failure to meet a legislative requirement,

AND/OR

There is a compelling need to introduce a new feature or component, or to alter the existing element, as a requirement for the contemporary efficient use of the building.

Such requirements may be determined by the local building codes, or the inherent aspects of the new functions.

A SERIOUS deficiency of an element exists where:

There is deterioration which, if not corrected within 2 – 5 years, will result in the failure of the building element,

AND/OR

A threat to the health and/or safety of the user may occur within 2 – 5 years if the deterioration is not corrected,

AND/OR

There is deterioration of adjacent or related building materials and/or systems as a result of the elements deficiency,

AND/OR

There is a need to enhance the architectural significance of the building through accurate restoration or the recovery of building elements hidden by later work.

A MINOR deficiency of an element exists where:

Standard preventative maintenance practices and building conservation methods have not been followed,

AND/OR

There is a reduced life expectancy of affected or related building materials and/or systems,

AND/OR

There is a condition with long term impact beyond five years,

AND/OR

There is an alteration to the historic element.

Treatment Methods

A treatment is a strategy defines an appropriate type of as defined by the Secretary's Standards. The treatments recommended in this report are based on The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Morton 1997). The following notations are used to describe the recommended treatments:

Protect and Maintain

Items which are sound and intact require the least degree of intervention. According

the Secretary of the Interior's Guidelines for Rehabilitation, "protection involves the least degree of intervention and is preparatory to other work. For example, "protection includes the maintenance of historic treatments such as rust removal, caulking, limited paint removal and re-application of protective coatings; and the cyclical cleaning of roof an gutter systems."

Repair

Items with missing pieces or minor damage warrant repair. The Secretary of the Interior's Guidelines state, "guidance for the repair of historic materials such as masonry, wood and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind - or with compatible substitute material - of extensively deteriorated or missing parts of features when there are surviving prototypes."

Replace

Where the level of damage or the extensiveness of significant missing parts precludes repair, the Guidelines provide for replacement. "If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement for the entire feature in kind, that is, with the same material."



Ranger Residence West Elevation

BUILDING FEATURE ANALYSIS

Site Features

Significance: Early/Late

Integrity: Fair

Priority: Minor

Description

The site is relatively flat, dropping approximately 6 feet from south to north across the property. Native plant materials have been removed from the site and the land surrounding the Ranger Residence, which has been developed with an urban-type residential landscape. This includes irrigated non-native deciduous trees, shrubs, and a mowed grass lawn, along with fences of various styles, including split rail and chain link, and low native stone walls. The area around the Barn is a gravel drive and parking area that extends to the front lawn of the Ranger Residence. There is also a parking lot that parallels Brewer Road on the south side of the property.



Front (south) yard - Ranger Residence

Condition Evaluation

Although not original, the landscape has been relatively well maintained. The many non-native deciduous trees have overgrown the area along the creek and now almost completely block the view of the red rocks from the site.

Recommendation

Remove non-native species from the site and thin the overgrowth along the creek to permit a view of the red rocks. Some adjustment of the grading is advised to insure positive drainage away from both buildings.



Foundation at the Barn

Foundations

Significance: Original/Early

Integrity: Fair (Residence)/Good (Barn)

Priority: Serious

Description

The foundation of the Ranger Residence is local red sandstone masonry and concrete (at the 1930's addition), with portions of the house supported on stone piers. There is a crawl space beneath the

house with vents located at the east end of the southeast corner bedroom and the original northeast corner of the house. The foundation of the Barn is poured concrete.

Condition Evaluation

Some of the stones in the foundation of the Ranger Residence need to be replaced and repointing is needed throughout. The ventilation in the crawl space of the Ranger Residence is inadequate by current code requirements. Several vents are located at one end of the crawl space with no vents on the opposite walls, thus little or no cross ventilation is achieved. The new screens at the crawl space vents are not installed in an aesthetically appropriate manner. The foundation of the Barn is in good condition.

Recommendations

Replace stones and repoint stone masonry at the Ranger Residence. Installation of additional crawl space vents is recommended at the Ranger Residence to meet current code requirements. No work required on the Barn foundation. Provide wood trim at crawl space screens to cover exposed edges.

Floor Structure

Significance: Original/Early

Integrity: Good

Priority: Minor

Description

The floor structure of the Ranger Station Residence is wood plank over wood joists. Wood beams support with wood posts on stone piers and the stone foundation walls support the floor joists. The floor of the Barn is a concrete slab on grade. The floor structure of the second floor hayloft is wood planks over wood joists.



Exterior Wall - Barn

Condition Evaluation

The floor structure of the Ranger Residence generally feels stable overall from above the floor investigation, but some of the floor beams are over-spanned by today's standards and some beam sagging is evident. The bottom of several posts in the crawl space are below grade, which will accelerate deterioration. Some of the floor joists in the crawl space of the Ranger Residence appeared water stained. The exterior front deck of the Ranger Residence is carpeted which will trap moisture and promote deterioration of the decking material. The concrete floor of the Barn is sound with no signs of significant settlement or interior

cracking. The second floor structure of the original hayloft is in sound condition with no evidence of sagging.

Recommendations

Clear soil from post bases in the Ranger Residence crawl space to insure that a 6-inch clearance is maintained between all wood or metal and the surrounding soil. Repair or reinforce the sagging floor beams to prevent further deflection. Investigate water stained floor joists for potential mold growth and take appropriate action if mold is found. Perform complete structural assessment, structural testing and calculations to verify adequate structural framing for the intended use once that has been determined. Replace any missing, damaged or deteriorated structural elements. Remove the carpeting from the south porch floor and repair the deck and/or floor structure of the porch as necessary.

Exterior Walls

Significance: Original/Early

Integrity: Fair

Priority: Minor

Description

The exterior walls of both buildings are conventionally framed wood stud construction with horizontal clapboard siding and corner trim boards. The corner trim on the Ranger Station is wide and a narrower corner board is used on the Barn. The rear porch addition to the Ranger Station Residence (1930's) is sided with a combination of vertical board and batten (lower half) and horizontal clapboard siding.



Northeast corner of the Ranger Residence

Condition Evaluation

Ranger Residence: The majority of the lapped siding on the Ranger Residence is intact and in good condition, however sections of the wood siding are deteriorated on the west side of the building. The board and batten siding on the north elevation is also deteriorated. Earth to wood contact is observable on the east side, which will lead to deterioration. Some of the exterior trim around the dwelling is deteriorated, especially at the window openings.

Barn: The majority of the lapped siding on the Barn is intact and in good condition, however there are areas of deterioration primarily near the foundation on the north side. Some of the exterior trim around the building is deteriorated.

Recommendation

Ranger Residence: Seriously damaged lapped siding should be removed completely and the siding that is superficially damaged should be repaired. Eliminate the earth to wood siding contact and provide a minimum of 6" of clearance between the wooden building elements and the soil. Any damaged material discovered in the course of this work should be removed and replaced. The deteriorated trim should be carefully examined and repaired, if possible, or replaced as necessary. The board and batten siding on the north elevation of the Ranger Residence porch should be replaced or repaired as necessary. Any replaced siding and trim should match existing material. Prepare and paint all repaired and replaced wood siding and trim.

Barn: Seriously damaged siding should be removed completely and replaced, and superficially damaged siding should be repaired. The damaged trim should be carefully examined and repaired or replaced as necessary. Any replaced siding and trim should match existing material. Prepare and paint all repaired and replaced wood siding and trim.



Loft at the Barn

Roof Structure

Significance: Original

Integrity: Good

Priority: Minor

Description

The roof of the Ranger Residence is constructed of conventionally framed wood rafters with "skip sheathing," 1x boards spaced for improved ventilation of the roof covering. The Barn roof is conventionally framed wood rafters with collar ties at the two-story portion of the building. The original collar ties

are structural members connecting opposing rafter pairs and are an integral element of the roof system. Purlins are also extant perpendicular to the rafters to provide mid-span support. The roof sheathing at the Barn is plywood installed over the original "skip sheathing."

Condition Evaluation

The roof structure of both buildings is in good condition. Both roofs appear stable and true, with no sagging or deterioration evident.

Recommendations

Protect and maintain the roof structure of both buildings.

Roof Covering

Significance: Late

Integrity: Good/Fair

Priority: Serious (Barn roof)



Composition roof over wood shingles at the Ranger Residence

Description

Both of the roofs are covered with asphalt composition shingles. The original wood shingles are visible along the eave line beneath the architectural grade composition shingles at the Ranger Residence. The valleys are flashed with woven half-lap shingles. The Barn roof was reroofed in 1982 and the Ranger Residence in 1995. The original roofing of the Barn was removed down to the spaced sheathing prior to re-roofing. The new roofing at the Ranger Residence was installed over the original wood shingles. The penetrations at both buildings are sheet metal and mastic.

Condition Evaluation

The roof covering on both buildings are in good condition overall. A few shingles have blown off the south side of the Barn roof. The flashings are in acceptable condition. The space between the ceiling and the attic of the Ranger Residence is adequately vented. Sections of the fascia all around the Ranger Residence are deteriorated.

Recommendations

Replace missing shingles at Barn roof. All flashings should be periodically inspected for signs of leakage, and repairs should be performed as necessary. Deteriorated fascia material at the Ranger Residence should be carefully examined and repaired, if possible, or replaced. Provide regular maintenance of roof fascia, eaves and soffits. When roofing replacement is necessary, remove the wood shingles at the Ranger Residence down to the spaced sheathing and add 1/2" plywood and 30 lb. felt prior to installation of new composition shingles.



Chimney at Ranger Residence

Fireplace & Chimneys

Significance: Original

Integrity: N/A

Priority: Critical

Description

There is a brick chimney at each building. The fireplace in the Ranger Residence is located directly opposite the front door. It is recessed flush with the wall and set in a narrow brick firebox surround. There is a short hearth and

12" wood mantle supported by two long carved "S" curve wooden brackets above a 5" wide frame around the fireplace opening. All surfaces are painted, except the brick firebox and the hearth. The fireplace in the Barn is located approximately in the middle of the one-story portion of the Barn. The Barn fireplace currently boxed in and not used.

Condition Evaluation

The chimney at the Ranger Residence has some damaged brick on top. The fireplace has been blocked off and is not in service. The chimney at the Barn is in fair condition with some surface water staining.

Recommendations

Repair the chimney at the Ranger Residence and repair the fireplaces at the Ranger Residence and Barn if they are to be restored to working condition.

Windows

Significance: Original

Integrity: Fair

Priority: Serious

Description

The original wood windows of both buildings are multi-paned in a variety of operation types. These include sliders, fixed, awnings and casement units. The windows in Ranger Residence are wood frame and include multi-paned fixed, 1 over 1 double hung and six pane sliders in pairs and groups. All of these windows appear to be original to their time period. The wood frame windows of the Barn are set in pairs and banded groups. The awning units in the Barn are hinged at the top and swing in. In the Ranger Residence there are six-pane sliding, fixed and double-hung windows, four-pane casement windows, two-pane casement and double-hung, and one bronze aluminum two-pane sliding sash window. The windows in the Barn are awning, casement and fixed with 1 inch frames.



Door and window at Ranger Residence

Condition Evaluation

Ranger Residence: The windows in the Ranger Residence are in various stages of deterioration, with the window openings on the west elevation being in the worst condition. Most of the window openings have been painted closed and most of the glazing compound at needs replacement.

Barn: The windows in the Barn are in various stages of deterioration, with the window openings on the west elevation being in the worst condition. Some of the windows have been painted closed. Most of the glazing compound needs replacement. Some of the glass is broken and/or missing in windows at the south side of the building. See the Window Schedules in Appendix D for specific window conditions.



Triple casement window - Barn

Recommendations

The deteriorated window frames should be repaired, if possible, or replaced if necessary. See the Window Schedules in Appendix D for specific recommended window treatments. Protect and maintain all door hardware and wood trim. Replace broken and missing glass at the Barn. Prepare and paint all repaired wood windows and trim.



Doors at the Barn

Exterior Doors

Significance: Original

Integrity: Fair

Priority: Minor/Serious

Description

The Ranger Residence has a four-panel wood door on the south and north elevations and a five-panel door on the northeast elevation. The exterior doors at the Barn are solid wood plank and dutch doors.

Condition Evaluation

The Ranger Residence exterior doors are in various states of deterioration. Some of the exterior swinging doors at the Barn are deteriorated. Some doors are deteriorated at the bottom due to water damage. See Door Schedules in Appendix D for specific door conditions.

Recommendations

The deteriorated doors should be repaired, if possible, or replaced if necessary. See the Door Schedules in Appendix D for specific recommended door treatments. Protect and maintain all door hardware and wood trim. Prepare and paint all repaired doors.

Exterior Stairs & Railings

Significance: Original/Early

Integrity: Good

Priority: Minor

Description

There is a stone stairway on the south side of the Ranger Residence to access the south porch and a concrete stair at the east end of the Barn. There are no other exterior stairways.

Condition Evaluation

The south stair at the Ranger Residence does not meet current code requirements.

There are no handrails at either stair. The stair treads are uneven and the rise and run vary greatly. There is no landing at the north entry door, which swings outward, and therefore this entrance does not meet code requirements. There is no stairway or landing at the door of the southeast corner bedroom and therefore this egress is not an accessible route.



Porch railing and stair at the Ranger Residence



Concrete stair at the Barn

Recommendations

Modify or rebuild the south stair at the Ranger Residence to meet current code requirements, including the addition of an ADA compliant handrail. Consider replicating the original wooden stair (see circa 1920 photo). Provide a code compliant landing at the north door and a stairway with a railing at the southeast corner bedroom door and the west side of the Barn.

Interior Doors

Significance: Original

Integrity: Fair

Priority: Minor/Serious

Description

The Ranger Residence has four and five-panel original (or early) wood doors and one flush panel door. Most of the original interior doors at the Barn have been removed, although one original five-panel wood door remains.

Condition Evaluation

The interior doors in both buildings are in fair to good condition. See Door Schedules in Appendix D for specific door conditions.

Recommendations

Any deteriorated doors should be repaired, if possible, or replaced if necessary. See the Door Schedules in Appendix D for specific recommended door treatments. Protect and maintain all door hardware and wood trim.

Hardware

Significance: Original/Late

Integrity: Good/Fair

Priority: Minor

Description

Ranger Residence: Plain round knobs and mortise hinges are extant on exterior and interior doors. Casement latches are used on the windows and interior cabinets, with undecorated iron bin pulls on interior cabinet drawers. Iron H hinges are extant on cabinet doors.

Barn: Most of the hardware has been replaced over time; however, some of the original hardware is intact, consisting of plain round knobs on the exterior and interior doors. Full mortise hinges are extant on exterior and interior doors. There are casement latches on the windows. Undecorated bin pulls are used on the interior cabinet drawers, and iron H hinges on the cabinet doors.

Condition Evaluation

The hardware in both buildings are in fair to good condition.

Recommendations

Protect and maintain all original hardware.

Interior Finishes - Flooring

Significance: Original/Early (additions)

Integrity: Good

Priority: Minor

Description

The flooring in the Ranger Residence is carpet and linoleum over a wood floor. The floor of the Barn is concrete at the first floor and wood plank at the second floor.



Five panel door in the Ranger Residence



Bathroom floor - Ranger Residence

Condition Evaluation

Ranger Residence: The wood flooring in the Ranger Residence appears to be intact. Carpet over the original flooring has protected it during use of the building as offices. The flooring may require some repair and refinishing when fully exposed. The kitchen/pantry and bathroom flooring is linoleum and is in need of repair or replacement. It is possible that there is plank wood floor in the kitchen/pantry that is intact and could be restored by repair and refinishing.

Barn: The concrete flooring in the Barn appears to be intact, but covered with carpet in the first bay offices. The wood flooring in the two-story portion is in good condition.

Recommendations

Remove existing carpet and replace linoleum (or remove) and restore original wood floors in the Ranger Residence. No work necessary at the concrete or second story wood floors in the Barn.

Interior Finishes - Walls & Ceilings

Significance: Original/Early (additions)

Integrity: Good/Fair

Priority: Minor

Description

Ranger Residence: The walls and ceilings of the Ranger Residence consist of 2-1/2" battens in the kitchen and bedroom, plywood half round battens in the living room, beadboard in the bathroom, and rough sprayed plaster in the porch. The ceilings are plywood with battens throughout the main portions of the structure with sprayed-on plaster in the enclosed porch.



Board & batten ceiling at the Ranger Residence kitchen



Wall and stair at the Barn

Barn: In the Barn the walls and ceilings of the office are drywall over the original walls and doors, with 3 inch wood strips used as wall material in the second bay. 12-inch wood planks are used as the wall material in the third and fourth bays. Plywood and drywall are used wall material in the second bay, and drywall in the bathroom. A dropped acoustical tile ceiling is extant in the first bay/office area, with hardboard used as a drop ceiling in the second bay.

Condition Evaluation

The wall and ceiling finishes in the Ranger Residence are in good condition. The wall and ceiling finishes in the Barn are in fair condition.

Recommendations

No work necessary on the wall and ceiling finishes in the Ranger Residence or the Barn beyond normal maintenance. Prepare surfaces and paint for new building use as desired.

HVAC System

Significance: Original/Late

Integrity: Good

Priority: Minor

Description

Ranger Residence: The HVAC systems for the Ranger Residence consist of a fireplace, gas furnace (60,000 BTU), and an electric central air conditioning system (approx. 2 tons). The ductwork is located in the attic with one ceiling mounted grille in the kitchen and bedroom, two ceiling mounted grilles in the living room, one wall mounted grille in the bathroom and porch. Visible portions of the ducts are insulated with fiberglass. There is one ceiling fan in the kitchen and one on the porch. A wood stove was removed in the 1990's.



Ranger Residence A/C compressor



A/C compressor at the Barn

Barn: The HVAC systems in the Barn consist of a fireplace (currently boxed in and not used); a natural gas furnace in the second story loft (for the forced air heating system- 50,000 BTU), a hanging natural gas space heater in the work room, and an electric air conditioning system (approx. 2 tons). The ductwork is exposed at the ceiling from the loft to the second bay.

Condition Evaluation

The HVAC systems in the Ranger Residence and the Barn are in fair to good condition. The "cold" side refrigerant lines of the air conditioning systems in both buildings are uninsulated. Normal maintenance is recommended to insure the functional operation of the systems and maximize the service life. Regular servicing

of the air filters will also increase efficient operation of the equipment. Typical intervals would be every 30-60 days during the heating or air conditioning seasons.

Recommendations

Provide insulation of the “cold” side refrigerant line at both buildings and routine maintenance for the HVAC systems in the Ranger Residence and Barn. Provide code compliant systems for intended new use when that has been determined.

Electrical Systems

Significance: Original/Early (additions)

Integrity: Fair

Priority: Minor

Description

The electrical service supply for both buildings is via an overhead drop. The electrical meter for the Ranger Residence is located on the east side of the building and at the north side of the Barn. The service supply for each building is 120-240 volts/200 amps. Circuit protection is provided by circuit breakers at each building. The wiring for both buildings is copper.

The Ranger Residence has incandescent and fluorescent lighting in the kitchen, living room and bedroom; incandescent in the bathroom; and fluorescent lighting on the porch. Non-original exterior lights are located at the south porch, north side, and the west side of the Ranger Residence at the northwest corner. There is fluorescent lighting throughout the Barn with additional incandescent lighting in the two story portion of the building.



Electrical meter - Ranger Residence



Original light fixture - Ranger Residence

Condition Evaluation

The electrical services for both the Ranger Residence and Barn are in good condition and the electrical systems are functioning properly. The service capacity is normal for buildings of these sizes and age, and is adequate for the existing demand and small additional loads. The circuitry in the main service panel was not labeled in the Ranger Residence. There are also open or “unoccupied” holes in the service panel at the Ranger Residence where “knockouts” have been removed. The circuitry in the Barn was labeled but the accuracy of the labeling was not verified.

Recommendation

Identify and label each circuit in the Ranger Residence main service panel and close the circuit “holes” with special filler plates or plugs to reduce safety hazards. Verify accuracy of the circuit labels in the main service panel of the Barn by testing the breakers.

Plumbing Systems

Significance: Original/Early

Integrity: Fair

Priority: Serious

Description

The domestic water source for the Ranger Residence and Barn is through the municipal water system. The main supply lines appear to be galvanized steel (where visible). The supply piping material is a combination of older galvanized steel and newer copper pipe (where visible). The water pressure is adequate, approximately at the mid-range of normal. Drain, waste and vent lines are ABS plastic. A main water shut off was not located. A private on-site waste disposal system is used to process sewage from the buildings. There are numerous water faucets and taps around the Ranger Residence. A visual inspection did not yield the source of the water or the direction of the piping.

There is a 30-gallon water heater in the Ranger Residence and a 50-gallon water heater in the Barn. Both are natural gas units. The water heater in the Ranger Residence is 28 years old, while the unit in the Barn is 8 years old. A stainless steel sink has been added recently in the Ranger Residence kitchen and a vitreous china toilet with a porcelain finish and a cast iron wall hung sink with a porcelain finish in the bathroom. A tub and washing machine were removed in the 1990's. A recently added toilet, cultured marble sink and double fiberglass shower stall are located in the bathroom of the Barn, along with a hot water heater in the second bay.

Condition Evaluation

The plumbing system in the Ranger Residence and Barn are in fair to good condition. The plumbing fixtures are operating, but are in need of some repair. The water heaters are both in adequate operating condition. The water heater in the Ranger Residence is beyond its expected service life, and although still operating, will require replacement in the near future. The drain trap under the bathroom sink in the Ranger Residence was installed in an “S” configuration, which could allow venting of sewer gasses into the surrounding area; however, the likelihood is minimal. If odor is noticed, running a small amount of water into the trap should seal the line. Bathroom ventilation is adequate.

Recommendations

It is recommended that the septic tank and drain field on the property be pumped and evaluated by a licensed sewage waste technician. Provide fixture repairs and routine

maintenance to keep them functional. The water heater valves should be “exercised” periodically to insure that they remain functional.

The plumbing system may require an upgrade depending upon the selected new uses for the Ranger Residence and the Barn. A restroom that meets ADA (Americans with Disabilities Act) requirements may be required for the intended use of the building. This will need to be investigated in conjunction with the design and construction documents for the proposed reuse. Existing plumbing stub-out locations may be utilized. A further investigation of the condition of existing plumbing lines, connections and hook-ups is required prior to use of the existing plumbing systems. A full plumbing inspection is recommended prior to design for the adaptive reuse of the buildings. Installation of new plumbing systems shall be done in a manner that does not damage the existing historic features and minimizes loss of historic finish materials.

Requirements for Treatment

This section outlines applicable laws, regulations and functional requirements. Specific attention is given to issues of handicapped accessibility, human safety & health, fire protection, energy conservation, and abatement of hazardous materials.

The rehabilitation shall comply with all applicable codes and standards required by the City of Sedona. The building codes used for analysis include the 2000 International Building Code (IBC), Current Uniform Mechanical, Electrical and Plumbing Codes, 1997 Uniform Code for Building Conservation (UCBC), and the Americans with Disabilities Act.

The treatments recommended in this report will have effects on the cultural resource; however, it is intended that the treatments will result in benefits providing for a higher level of preservation of the resource than is now provided. Some proposed work will include actions that could be considered to have adverse effects. One of the most important design criteria, however, is that the modifications be designed to minimize these effects, both physically and visually. Those adverse effects will be mitigated by providing an improved environment for the preservation of the building and the safety of its users. Further evaluation will be necessary when the recommendations are developed to a level of design detail specific enough to definitively identify specific building fabric impacts.

Accessibility

The ADA (Americans with Disabilities Act) guidelines set the standards for accessibility for buildings. Both buildings are ADA-accessible for entry. Access to the Ranger Residence is provided by a ramp at the west end of the front porch. The railings at the ramp will require modification to meet ADA handrail requirements. The Barn is accessible from the north and west sides, which are at grade. The second story of the Barn is not ADA-accessible. The accessibility issues will need to be addressed during the adaptive reuse design phase for the buildings, including doorways widths and door swing clearances.

Human Safety & Health

The number of exits and their locations (distances between exits) will need to be evaluated based on the proposed new uses for the buildings. The railing at the Ranger Residence porch needs to be modified to comply with current building code requirements.

Fire Protection

There are currently no smoke alarms in the Ranger Residence and just one fire extinguisher on a shelf in the kitchen. It is recommended that smoke detectors and dedicated fire extinguishers be installed throughout the Ranger Residence and Barn immediately. A fire detection and suppression system that meets City of Sedona and NFPA requirements should be installed for the new building uses. The City of Sedona may require a fire alarm and or sprinkler system for the new uses.

Energy Conservation

There is some insulation in the attic of the Ranger Residence, although the condition is unknown. Additional insulation was installed at the exterior walls of the Ranger Residence and the walls were sealed by Forest Service personnel in 2004. The floor insulation batts have fallen out of place in a few areas. All displaced or improperly installed floor insulation material should be secured back in place. The original, exposed structure at the east end of the Barn is currently uninsulated. There may be insulation in the walls and ceiling of the remodeled areas at the west end of the Barn but those walls were inaccessible. All of the windows and glass doors in both buildings are single glazed allowing considerable energy loss.

The Ranger Residence and Barn are only minimally insulated and, therefore, not very energy efficient. Adding insulation and improving general conservation will make the building more comfortable and reduce utility costs. Foamed-in-place insulation should be added in the exterior wood frame wall cavities in both buildings where they are uninsulated. This will substantially increase the energy efficiency of the buildings with minimal impact to the historic character either on the interior or the exterior. If not already adequately insulated, the roof should receive insulation at the ceiling level in the Ranger Residence, and the roof level of the Barn should be insulated. Vinyl covered batt insulation tied to the rafters may be the least intrusive on the historic character of the Barn.

Abatement of Hazardous Materials

The lead paint (interior and exterior) and lead contaminated soil surrounding both the Ranger Residence and the Barn was removed in 2004. Rodent infestation contaminated building materials were also removed at this same time to address concerns regarding hantavirus and other health hazards. These included interior wall and ceiling surfaces (drywall and plywood) and interior wood trim. It is recommended that a full inspection for any other hazardous materials be performed on both buildings.

PROJECT INFORMATION

Contract Information

This report was commissioned by ILX Resorts through a contract with Otwell Associates, Architects dated April 25, 2006.

Project Team

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William Otwell, AIA, Project Principal/Manager
Patricia Olson, Ph.D., Research and report preparation
Cavin Barry, CAD drawings

ACKNOWLEDGEMENTS

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APPENDICES

Appendix A: The Secretary of the Interior's Standards for Rehabilitation

Appendix B: Existing Condition Drawings: Ranger Residence and Barn

Appendix C: Original Configuration Drawings (Barn- partial set)

Appendix D: Window & Door Schedules

Appendix E: Building Rehabilitation Cost Analysis

Appendix F: Related Documents

Appendix A

Secretary of the Interior's Standards for Rehabilitation

The Standards (Dept. of the Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the build's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sedona Ranger Station - Ranger Residence (2006)



North Elevation



West Elevation

Appendix B
Existing Condition Drawings: Ranger Residence and Barn



South Elevation



East Elevation

Sedona Ranger Station Barn (2006)



North Elevation



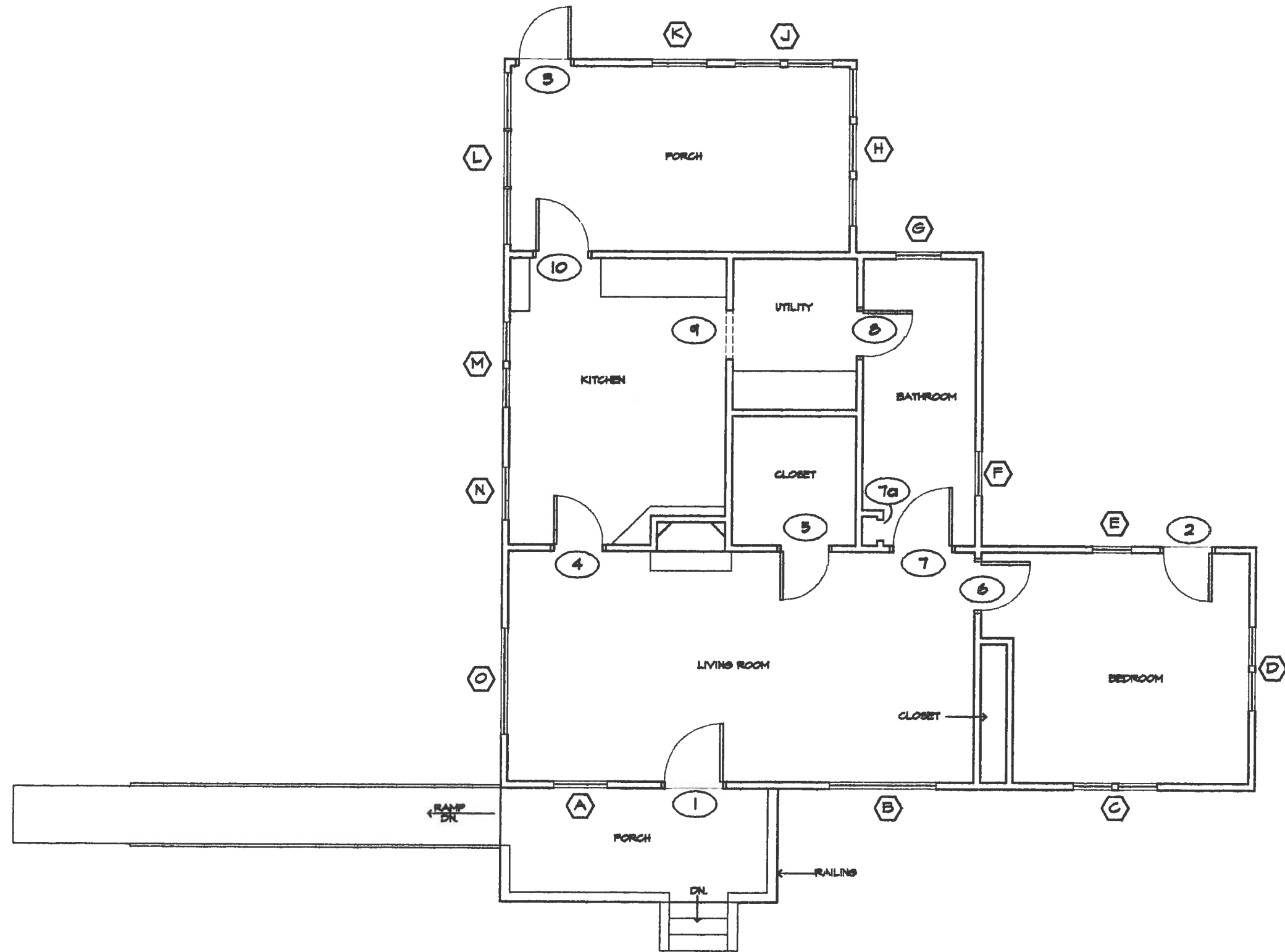
West Elevation



South Elevation



East Elevation



EXISTING FLOOR PLAN

NOT TO SCALE



IN PROGRESS

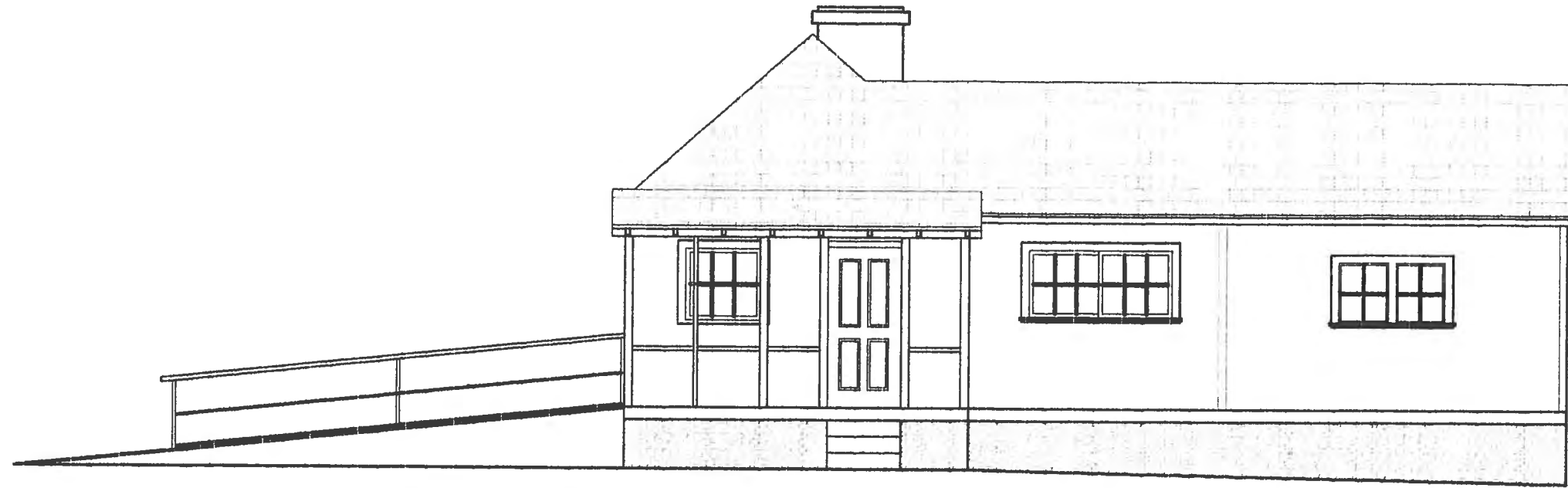
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 121 East Goodwin Street, Prescott, Arizona 86303 (907) 445-4061

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 SEDONA

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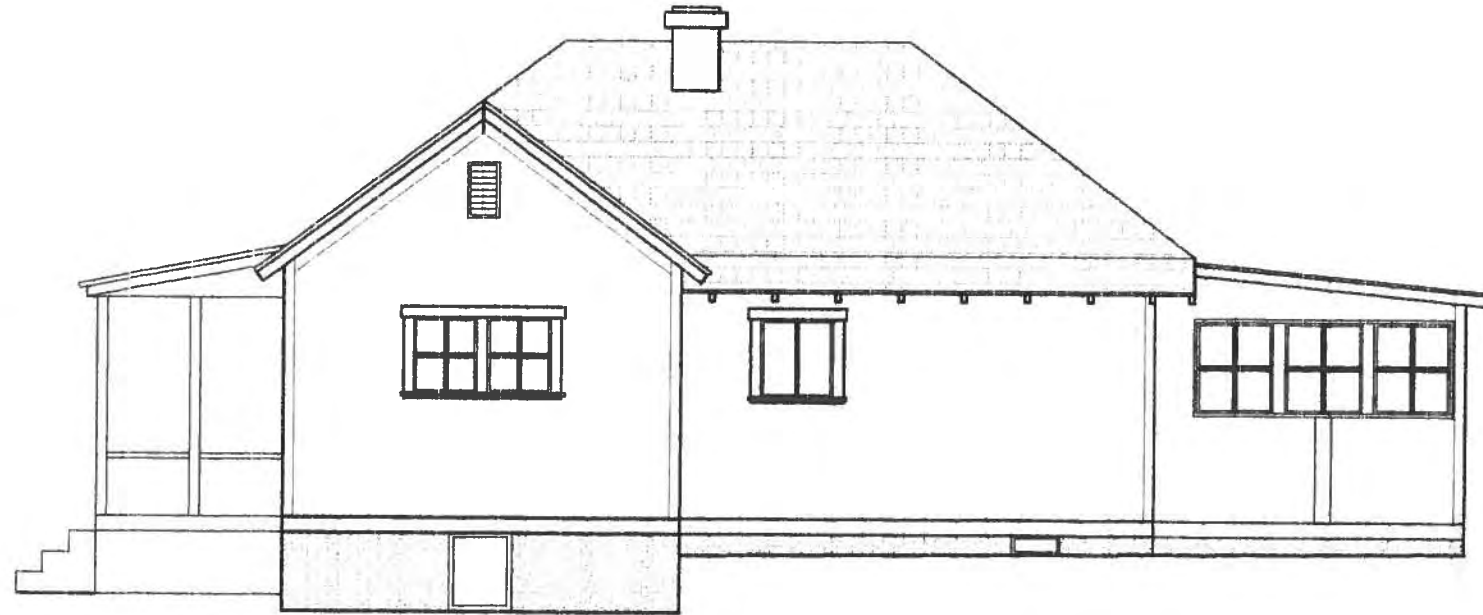
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SOUTH ELEVATION**

NOT TO SCALE



**RANGER RESIDENCE -
EAST ELEVATION**

NOT TO SCALE

IN PROGRESS

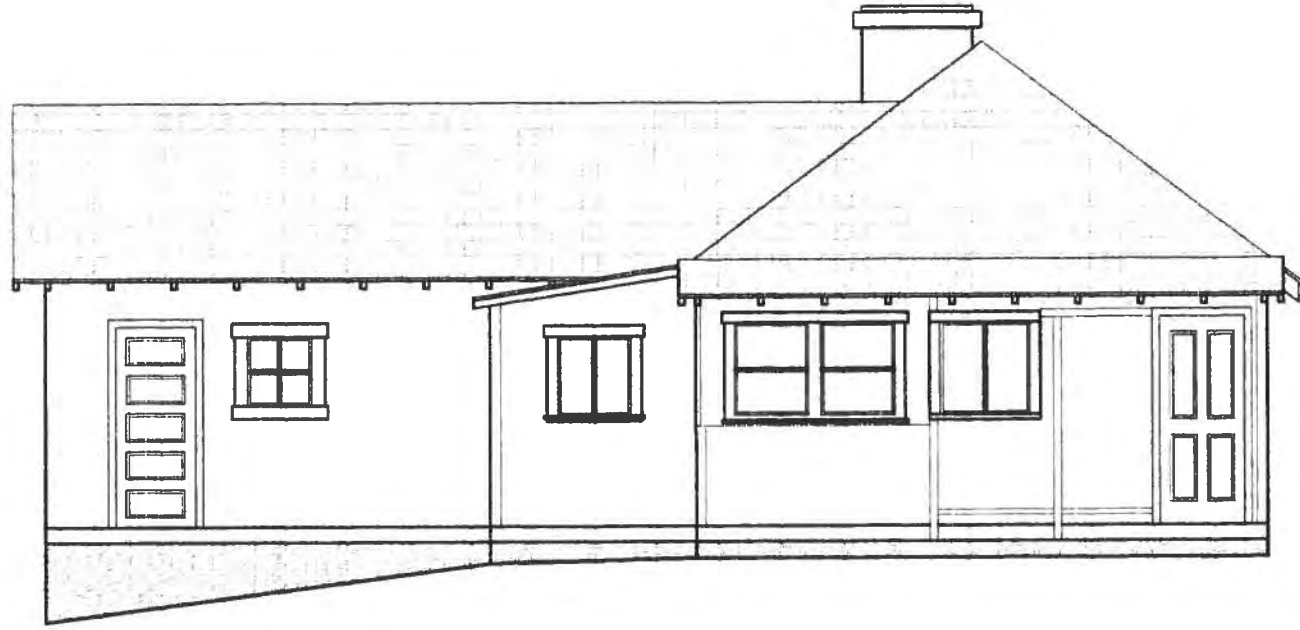
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SEDONA

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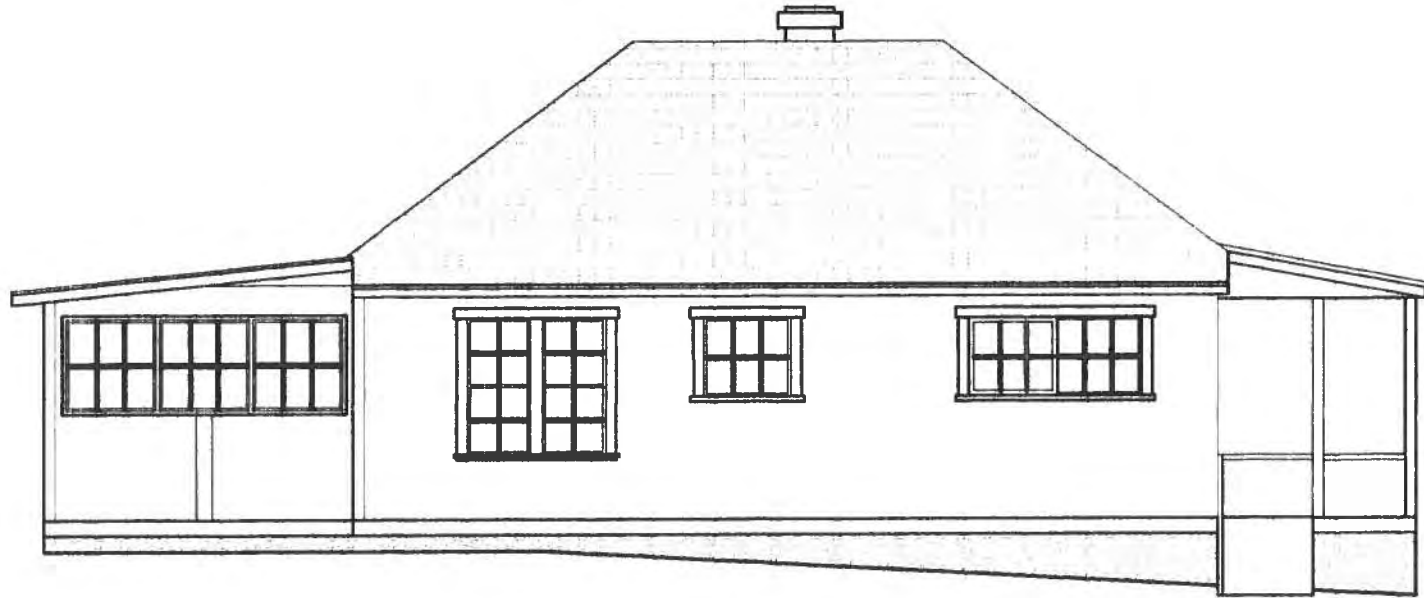
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**RANGER RESIDENCE
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NOT TO SCALE



**RANGER RESIDENCE
WEST ELEVATION**

NOT TO SCALE

IN PROGRESS

OTWELL
ASSOCIATES
ARCHITECTS
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SEDONA RANGER STATION ARIZONA
-
SEDONA

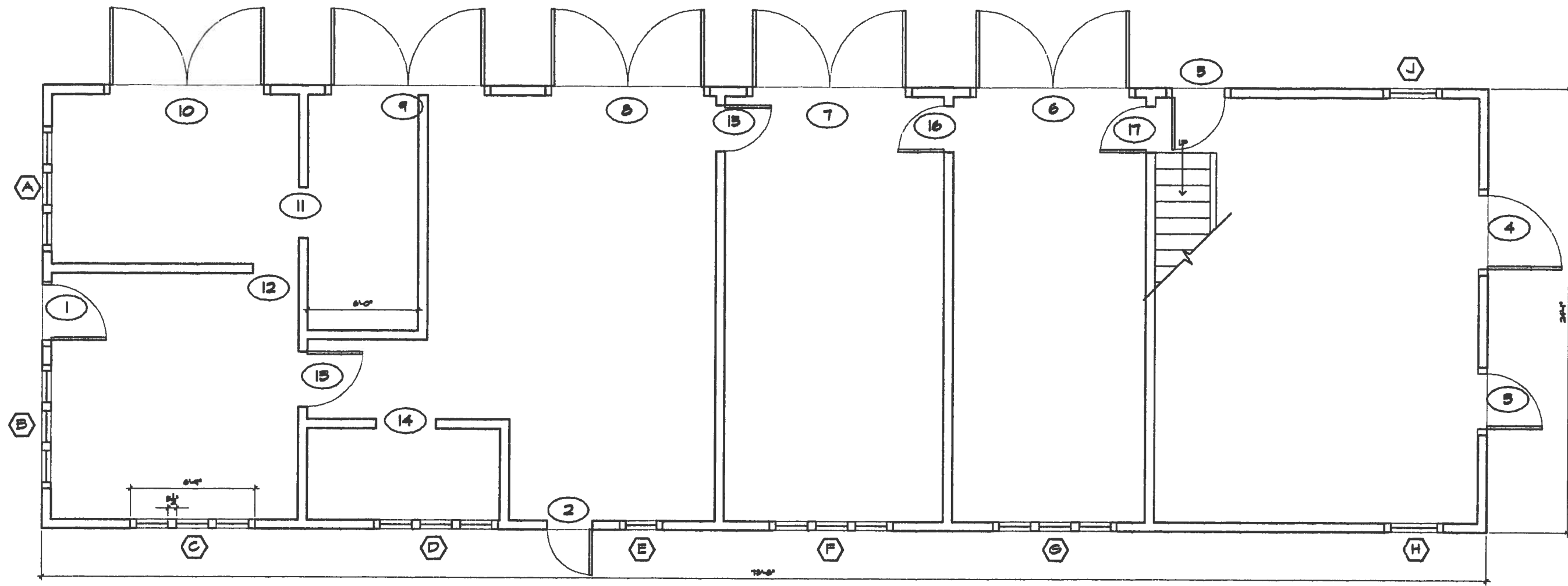
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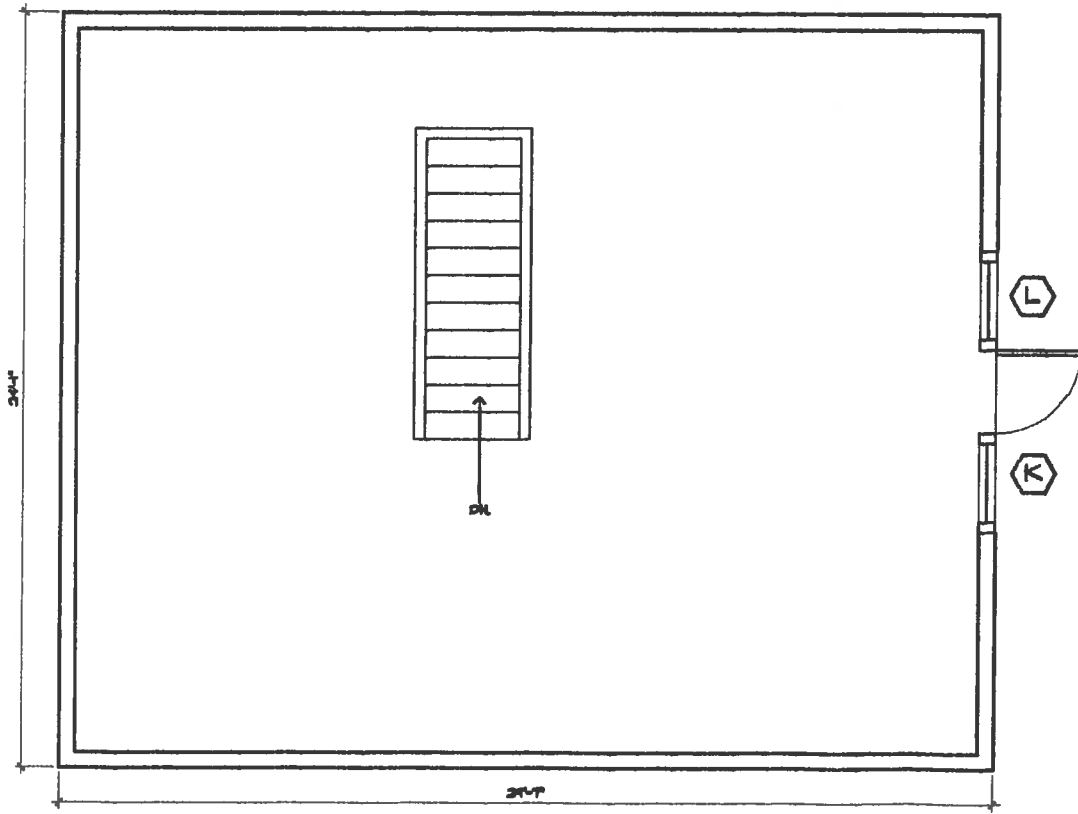
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96



BARN FLOOR PLAN

NOT TO SCALE



BARN LOFT FLOOR PLAN

NOT TO SCALE



IN PROGRESS

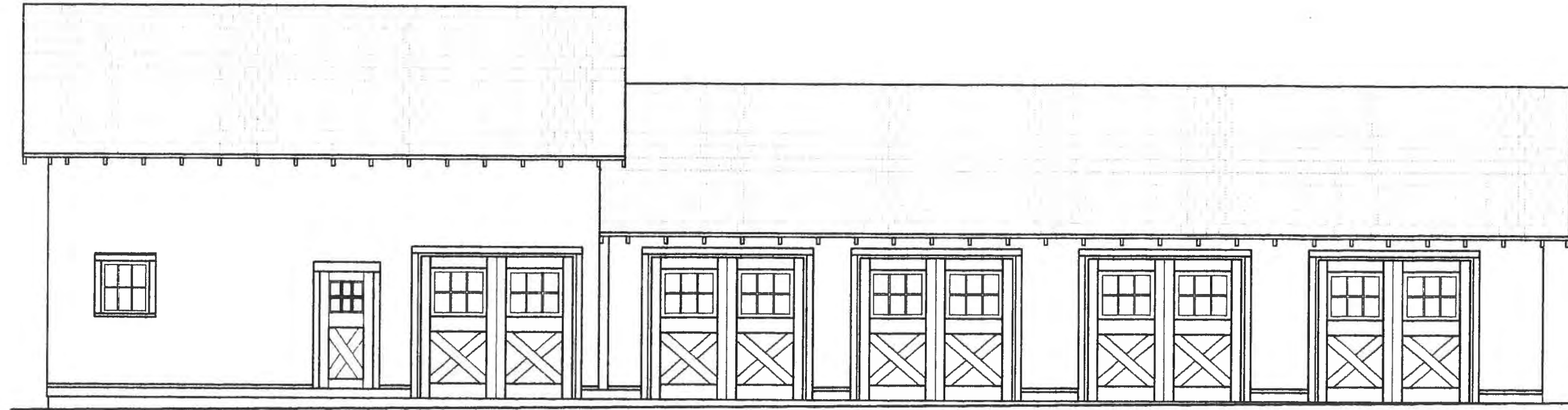
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 122 East Goodrich Street, Prescott, Arizona 86303 (928) 446-4001

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 SEDONA

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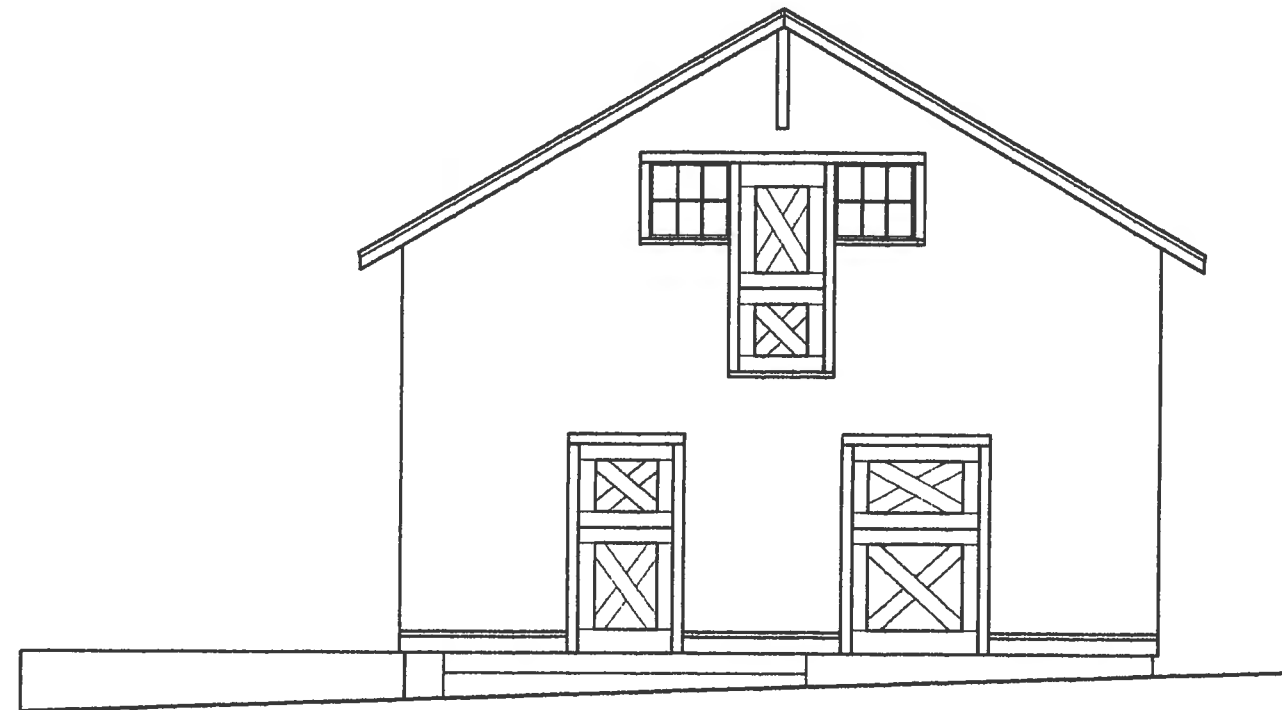
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BARN-NORTH ELEVATION

NOT TO SCALE



BARN-EAST ELEVATION

NOT TO SCALE

IN PROGRESS

OTWELL
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 ARCHITECTS
 121 East Goodman Street, Flagstaff, Arizona 86003 (928) 445-4851

SEDONA RANGER STATION - ARIZONA
 SEDONA

REVISIONS:

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BARN-SOUTH ELEVATION

NOT TO SCALE



BARN-WEST ELEVATION

NOT TO SCALE

IN PROGRESS

OTTWILL
 ASSOCIATES
 ARCHITECTS
 121 East Cochran Street, Prescott, Arizona 86303 (928) 445-4861

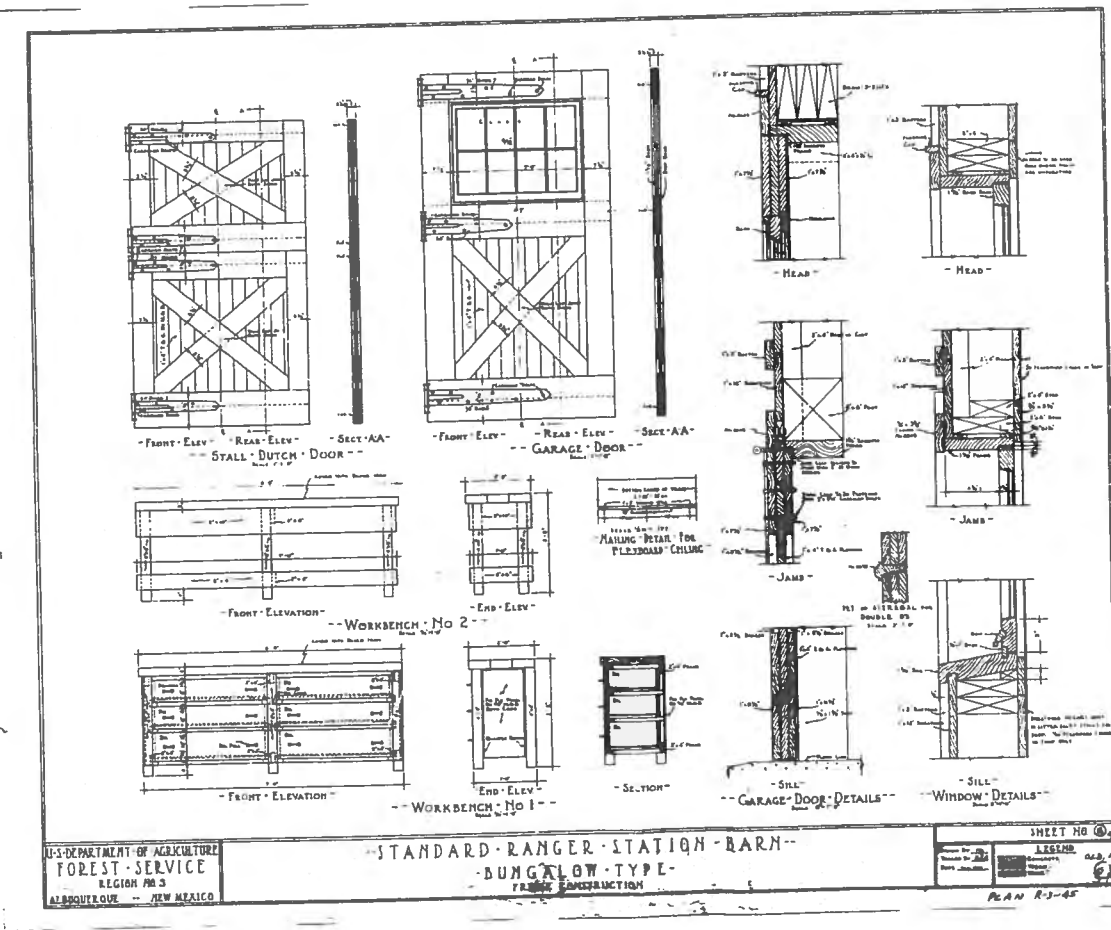
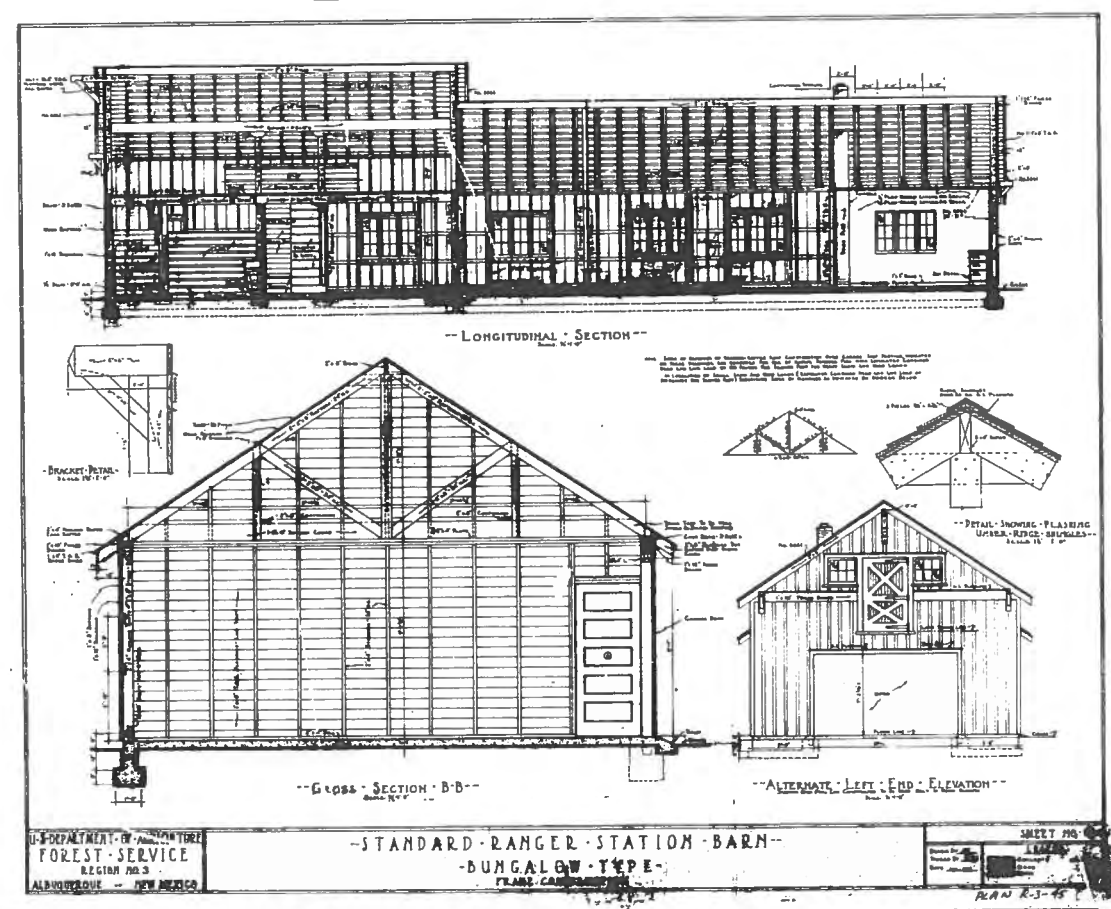
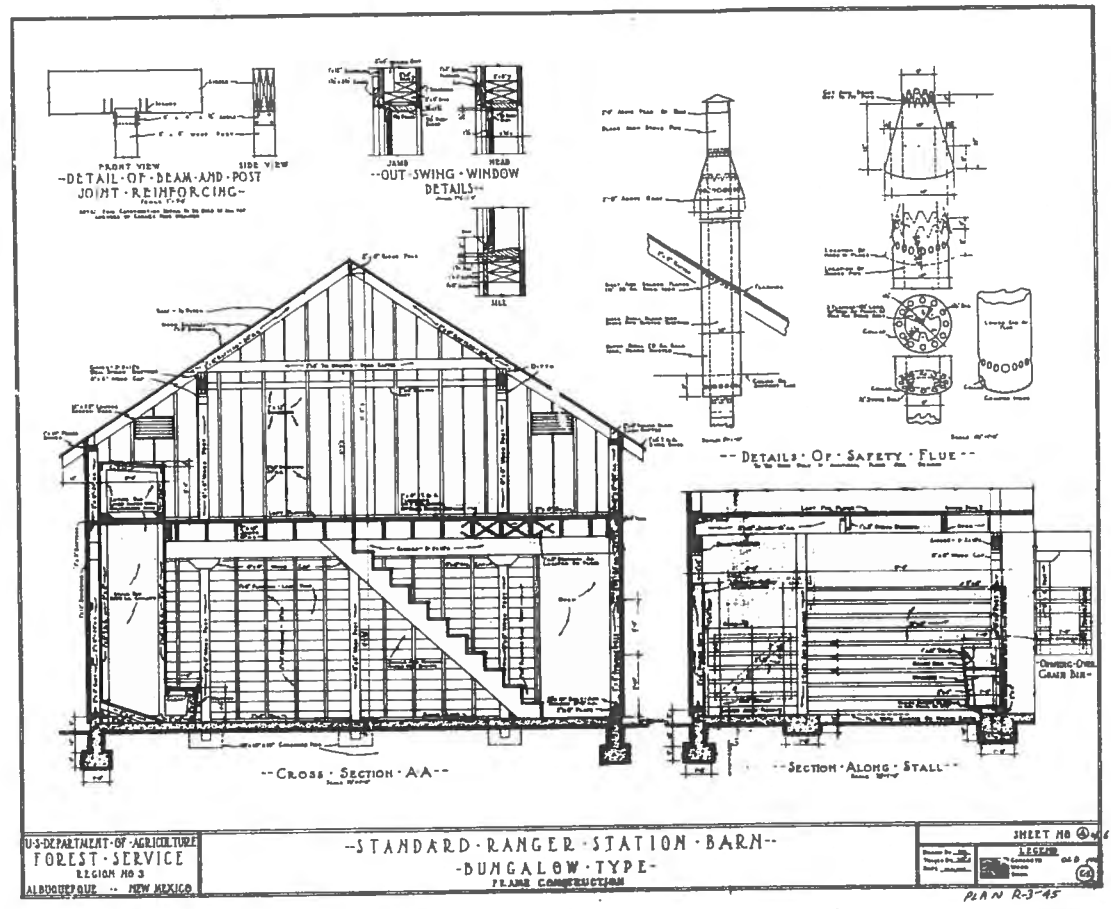
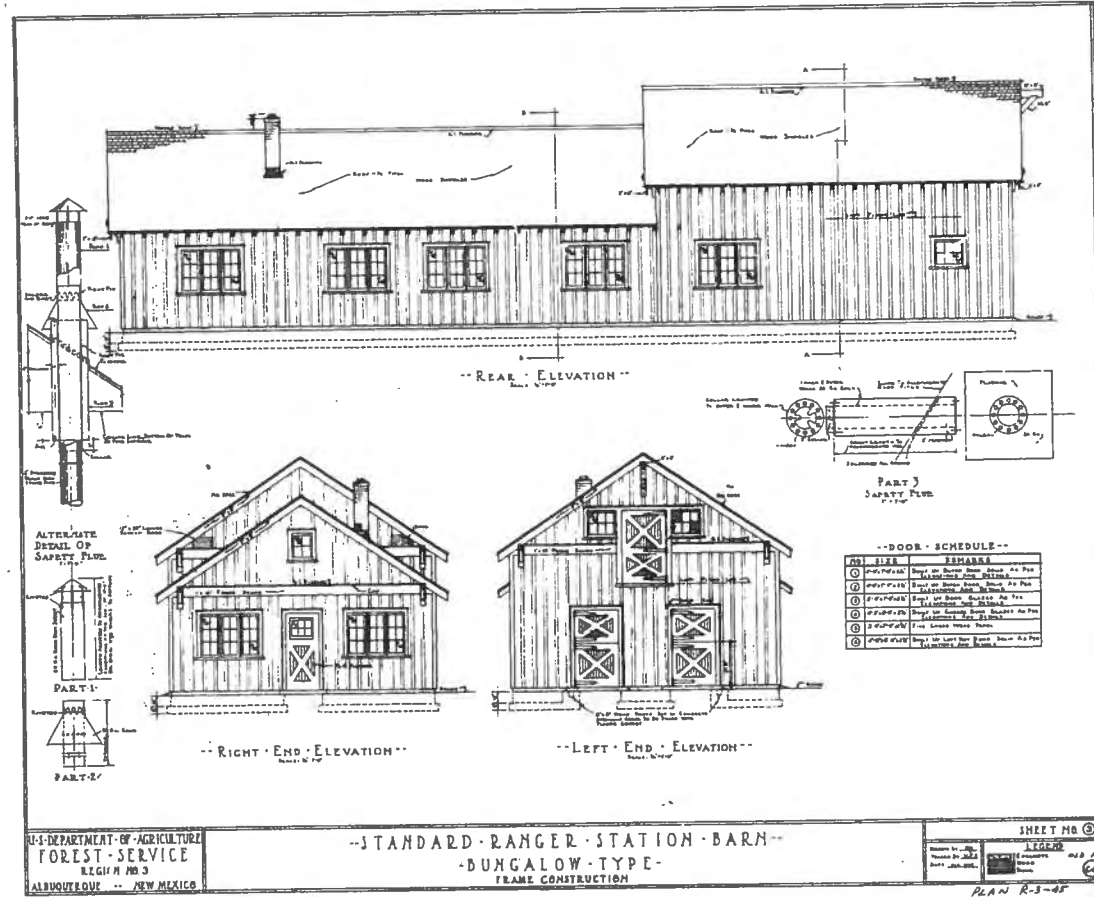
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 SEDONA ARIZONA

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Appendix C
Original Configuration Drawings (Barn - partial set)



-- REAR ELEVATION --

-- LONGITUDINAL SECTION --

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE -- NEW MEXICO

-- RANGER STATION BARN --
-- TIMBER TYPE FRAME SIDING --

SHEET NO. 5 OF 7
L. JORDAN
APPROVED FOR ARCHT. PLAN NO. 2-3-454-3
PLAN R-3-454-3

-- LOFT-POOR SILL DETAILS --

-- DOOR HEAD --

-- ELEVATION PORCH DOOR --

-- SECTION D-D --

ELEVATION OF PORCH DOORS

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE -- NEW MEXICO

-- RANGER STATION BARN --
-- TIMBER TYPE FRAME SIDING --

SHEET NO. 6 OF 7
L. JORDAN
APPROVED FOR ARCHT. PLAN NO. 2-3-454-3
PLAN R-3-454-3

-- INTERIOR POOR JAMB --

-- WINDOW DETAILS --

-- SECTION A-A --

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE -- NEW MEXICO

-- RANGER STATION BARN --
-- TIMBER TYPE FRAME SIDING --

SHEET NO. 7 OF 7
L. JORDAN
APPROVED FOR ARCHT. PLAN NO. 2-3-454-3
PLAN R-3-454-3

-- FRONT ELEVATION --

-- LEFT ELEVATION --

-- RIGHT ELEVATION --

ROUGH SIDING

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE -- NEW MEXICO

-- RANGER STATION BARN --
-- TIMBER TYPE FRAME SIDING --

SHEET NO. 4 OF 7
L. JORDAN
APPROVED FOR ARCHT. PLAN NO. 2-3-454-3
PLAN R-3-454-3

-- FLOOR PLAN --

-- SECTION -- ELEVATION --

-- DETAIL OF SHELVES --

-- CARTER RACK --

-- FIRE TOOL RACK --

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE -- NEW MEXICO

-- RANGER STATION BARN --
-- TIMBER TYPE FRAME SIDING --

SHEET NO. 2 OF 7
L. JORDAN
APPROVED FOR ARCHT. PLAN NO. 2-3-454-3
PLAN R-3-454-3

-- LOFT & ROOF PLAN --

-- SECTION 'A-A' --

-- HAY MOIST DETAILS --

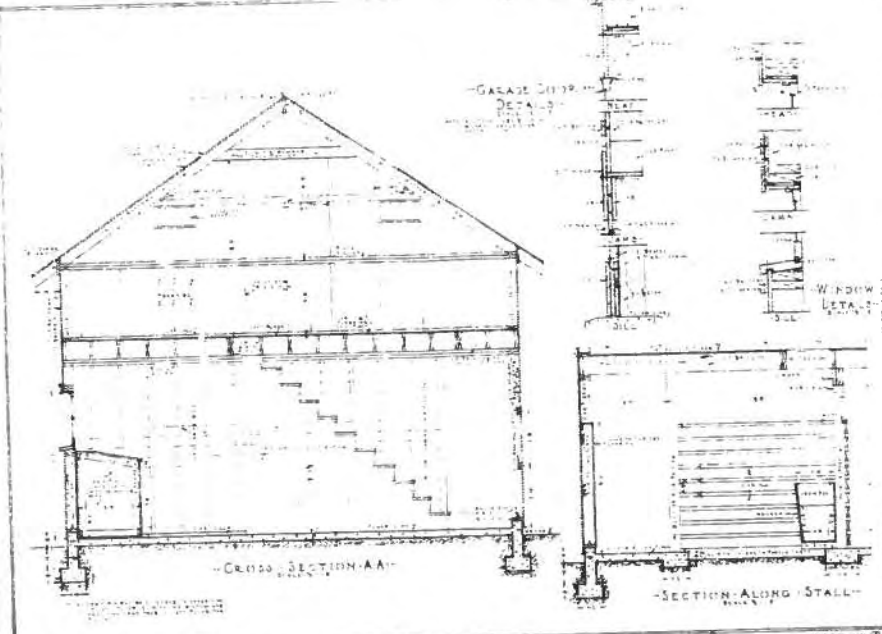
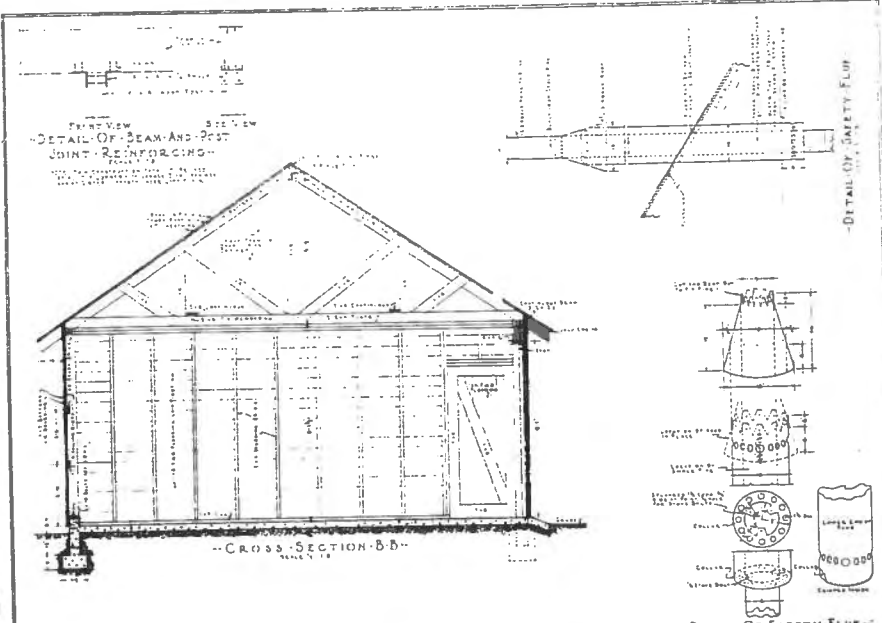
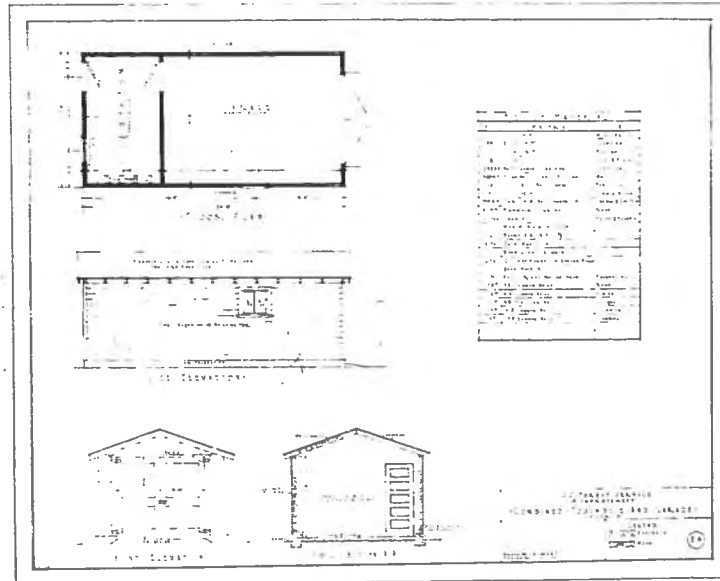
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U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE -- NEW MEXICO

-- RANGER STATION BARN --
-- TIMBER TYPE FRAME SIDING --

SHEET NO. 3 OF 7
L. JORDAN
APPROVED FOR ARCHT. PLAN NO. 2-3-454-3
PLAN R-3-454-3



U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO 3
ALBUQUERQUE - NEW MEXICO

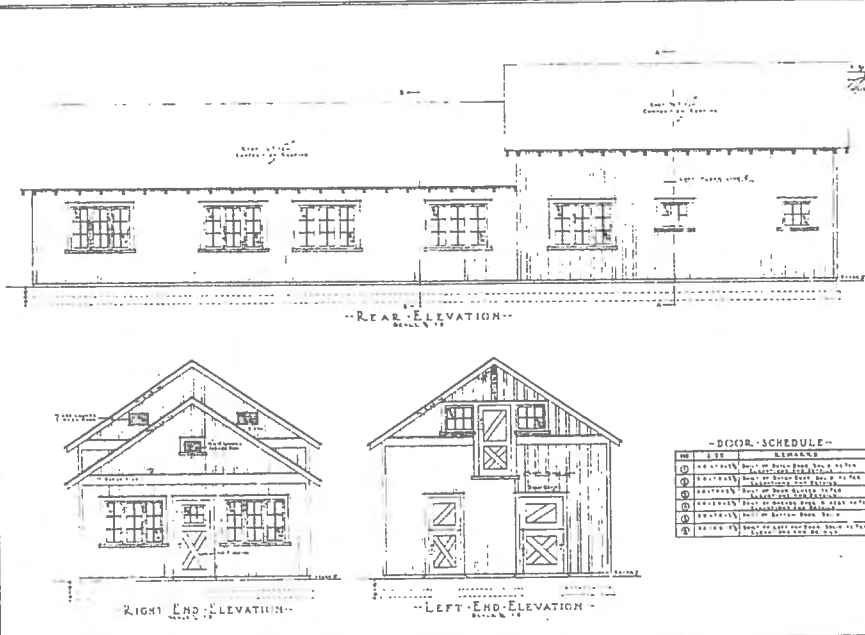
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BUNGALOW TYPE -
FRAME CONSTRUCTION**

SHEET NO ①

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO 3
ALBUQUERQUE - NEW MEXICO

**STANDARD RANGER STATION BARN -
BUNGALOW TYPE -
FRAME CONSTRUCTION**

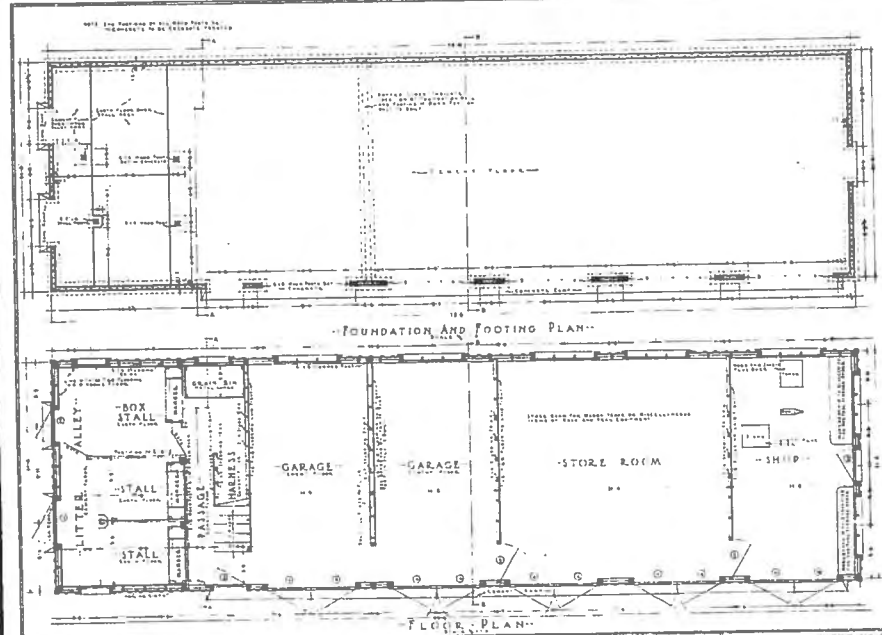
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U.S. DEPARTMENT OF AGRICULTURE
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REGION NO 3
ALBUQUERQUE - NEW MEXICO

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BUNGALOW TYPE -
FRAME CONSTRUCTION**

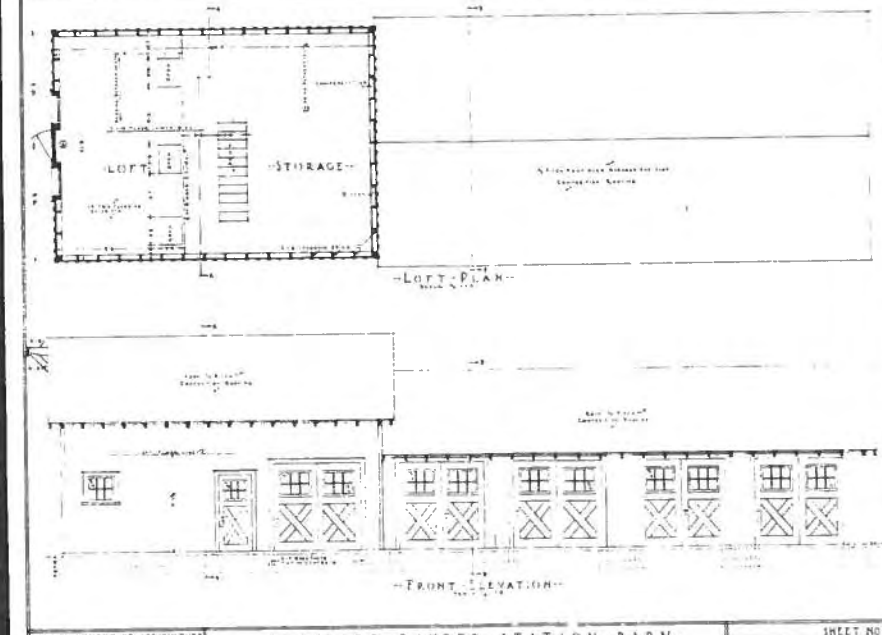
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U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO 3
ALBUQUERQUE - NEW MEXICO

**STANDARD RANGER STATION BARN -
BUNGALOW TYPE -
FRAME CONSTRUCTION**

SHEET NO ④



U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO 3
ALBUQUERQUE - NEW MEXICO

**STANDARD RANGER STATION BARN -
BUNGALOW TYPE -
FRAME CONSTRUCTION**

SHEET NO ⑤

SECTION BB'
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"

DET. OF HAY FLOOR
JAMB & HEARTH - GARAGE

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE - NEW MEXICO

STANDARD RANGER STATION BARN
MODIFIED TYPE
LEVEL - SIDING

SHEET NO. 4 OF 7
LEGEND
PLAN R-3-45A-B

SECTION CC'
SCALE 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE - NEW MEXICO

STANDARD RANGER STATION BARN
MODIFIED TYPE
LEVEL - SIDING

SHEET NO. 5 OF 7
LEGEND
PLAN R-3-45A-B

SECTION DD'
SCALE 1/8" = 1'-0"

DETAILS OF POST AND GILDER FRAMING
SCALE 1/4" = 1'-0"

SECTION THRU SLIDING DOORS
SCALE 1/8" = 1'-0"

PLAN SECTION OF SLIDING DOORS
SCALE 1/8" = 1'-0"

DETAIL PLAN SHOWING JOIST FRAMING AT POSTS
SCALE 1/4" = 1'-0"

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE - NEW MEXICO

STANDARD RANGER STATION BARN
MODIFIED TYPE
LEVEL - SIDING

SHEET NO. 7 OF 7
LEGEND
PLAN R-3-45A-B

SECTION AA' SECTION BB' SECTION CC'

FOUNDATION PLAN
SCALE 1/8" = 1'-0"

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE - NEW MEXICO

STANDARD RANGER STATION BARN
MODIFIED TYPE
LEVEL - SIDING

SHEET NO. 1 OF 7
LEGEND
PLAN R-3-45A-B

DETAIL OF HAY PROP
SCALE 1/4" = 1'-0"

GRAIN BIN
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE - NEW MEXICO

STANDARD RANGER STATION BARN
MODIFIED TYPE
LEVEL - SIDING

SHEET NO. 2 OF 7
LEGEND
PLAN R-3-45A-B

SECTION AA'
SCALE 1/8" = 1'-0"

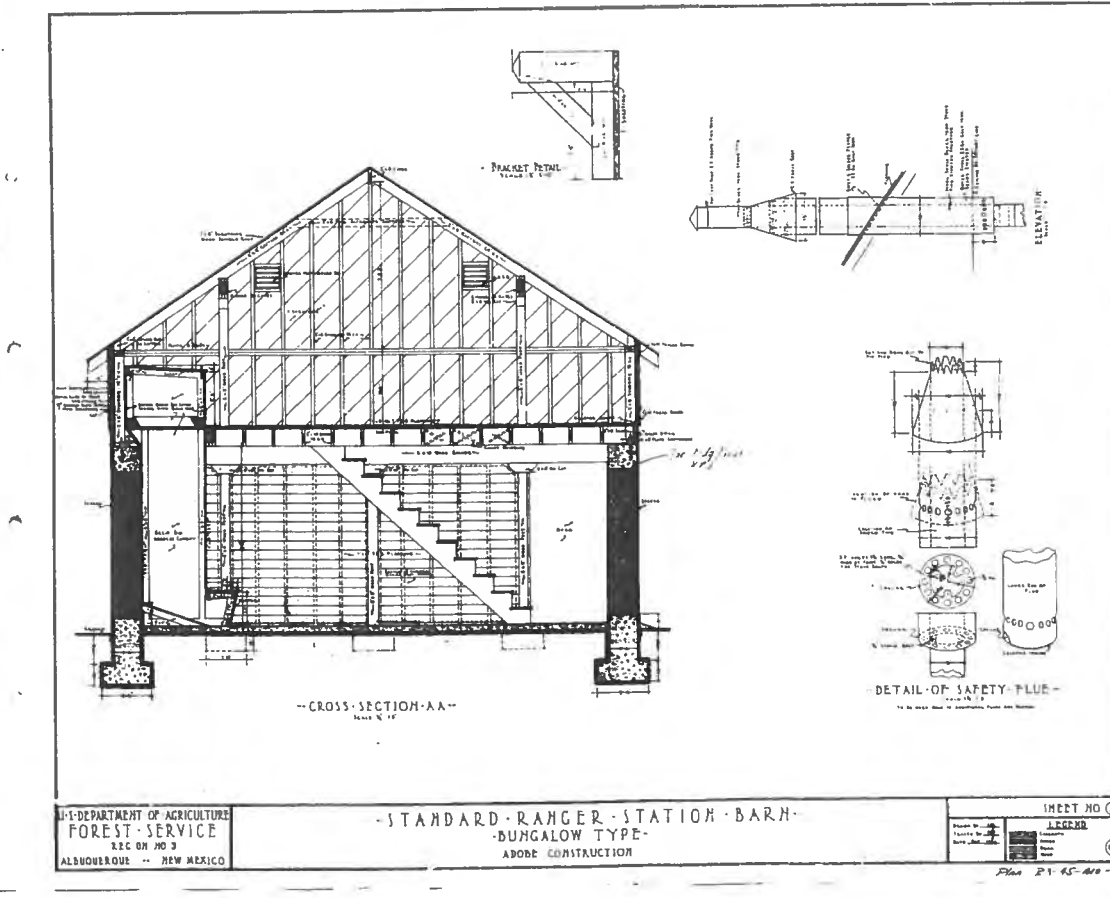
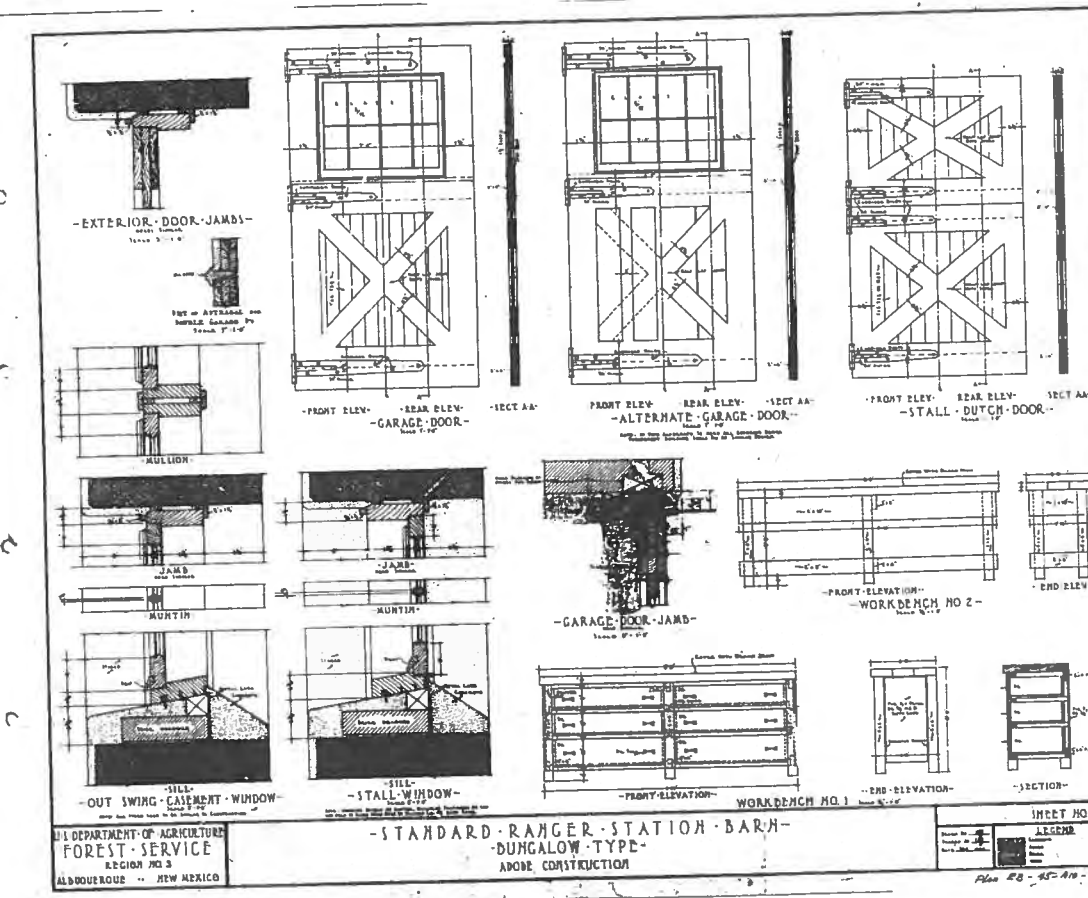
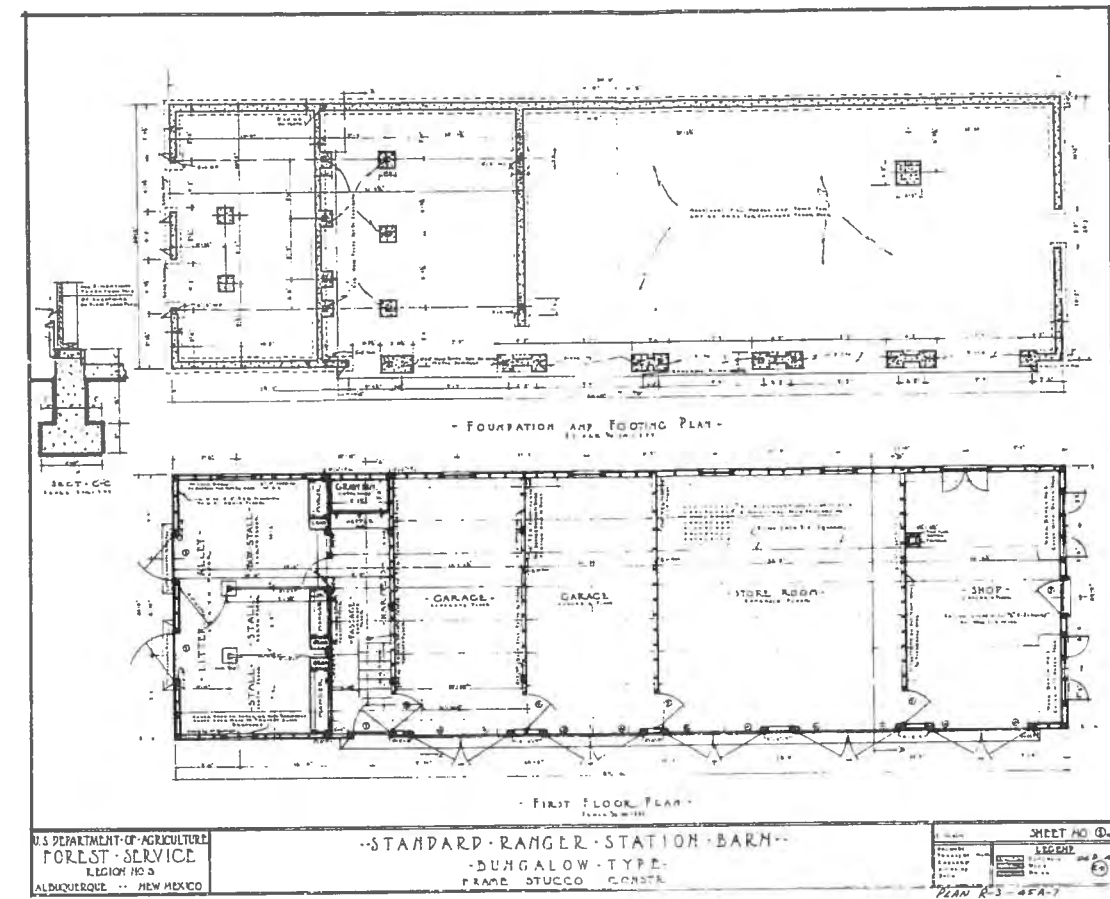
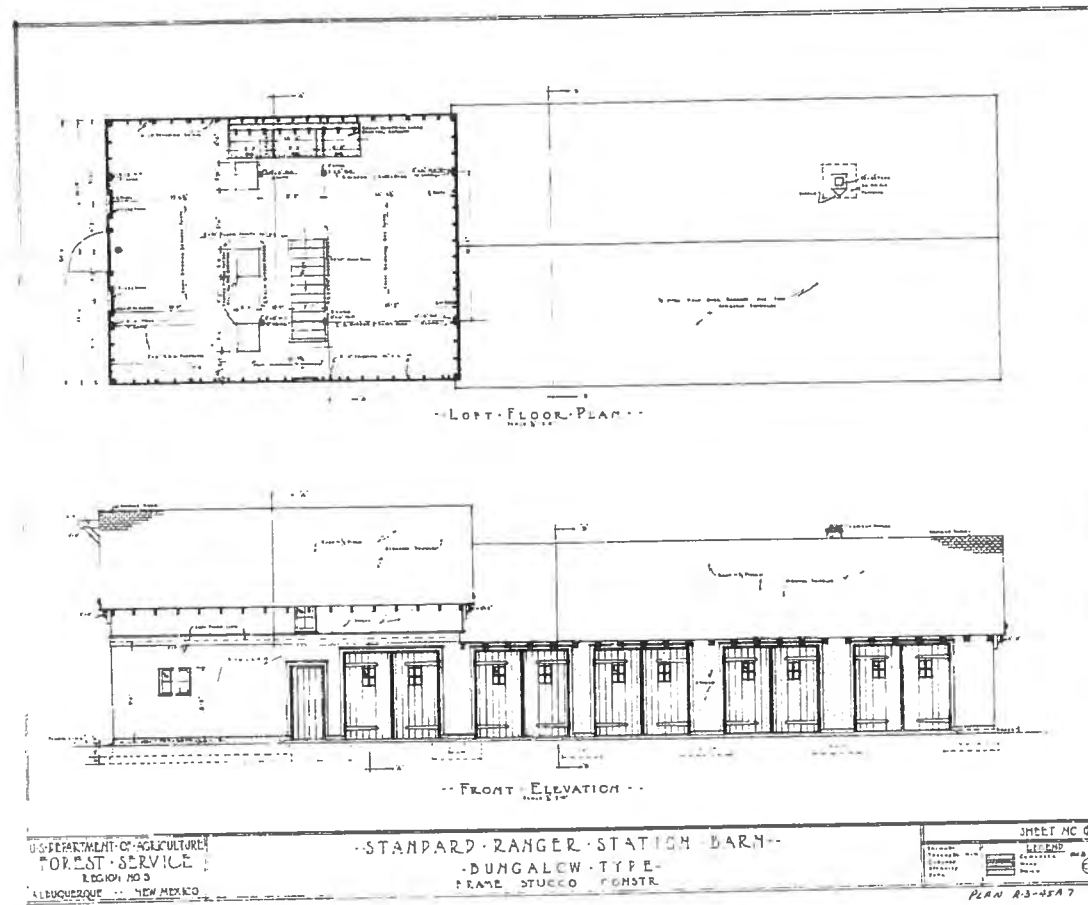
LOFT FLOOR PLAN
SCALE 1/8" = 1'-0"

FRONT ELEVATION
SCALE 1/8" = 1'-0"

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION NO. 3
ALBUQUERQUE - NEW MEXICO

STANDARD RANGER STATION BARN
MODIFIED TYPE
LEVEL - SIDING

SHEET NO. 3 OF 7
LEGEND
PLAN R-3-45A-B





RANGER RESIDENCE: WINDOW SCHEDULE

Mark	Type	Significance	Integrity	Treatment
A	3 over 3 fixed wood	Original	Good	Protect & Maintain
B	(2) 3 over 3 slider wood	Original	Good	Protect & Maintain
C	(2) 2 over 2 wood casement	Original	Good	Protect & Maintain
D	(2) 2 over 2 wood casement	Original	Good	Protect & Maintain
E	(2) 2 over 2 wood casement	Original	Good	Protect & Maintain
F	2 lite - frosted glass aluminum wood frame	Original (frame)/ Late (window)	Fair	Replicate to match orig. wood wdw.
G	2 lite wood casement	Original/Late	Good	Replicate orig. 2 over 2 lite
H	(3) Single-hung wood	Original	Good	Protect & Maintain
J	(2) Single-hung wood	Early	Good	Protect & Maintain
K	Aluminum slider	Late	N/A	Protect & Maintain
L	3 over 3 fixed wood	Original	Fair	Repair & Maintain
M	4 over 4 single hung wood	Original	Good	Protect & Maintain
N	3 over 3 fixed wood	Original	Good	Protect & Maintain
O	(2) 3 over 3 slider wood	Original	Good	Protect & Maintain

Appendix D
Window & Door Schedules

RANGER RESIDENCE: DOOR SCHEDULE

Mark	Type	Significance	Integrity	Treatment
1	4-panel wood	Original	Good	Protect & Maintain
2	5-panel wood	Original	Good	Protect & Maintain
3	4-panel wood	Early	Good	Protect & Maintain
4	Hollow-core wood flush panel	Late	N/A	Maintain
5	4-panel wood	Early	Good	Protect & Maintain
6	5-panel wood	Early	Good	Protect & Maintain
7	4-panel wood	Original	Good	Protect & Maintain
8	5-panel wood	Early	Good	Protect & Maintain
9	Door missing	N/A	N/A	Replicate to match original
10	4-panel wood	Original	Good	Protect & Maintain

BARN: WINDOW SCHEDULE

Mark	Type	Significance	Integrity	Treatment
A	(3) 2 over 3 wood casement	Original	Good	Protect & Maintain
B	(3) 2 over 3 wood casement	Original	Good	Protect & Maintain
C	(3) 2 over 3 wood casement	Original	Good	Protect & Maintain
D	(3) 2 over 3 wood casement	Original	Fair - some missing glass	Replace missing glass/Protect & Maintain
E	(1) 2 over 3 wood casement	Original	Good	Protect & Maintain
F	(3) 2 over 3 wood casement	Late	Good	Protect & Maintain
G	(3) 2 over 3 wood casement	Late	Fair - some missing glass & muntins	Repair/Protect & Maintain
H	3 over 3 wood casement	Original	Good	Protect & Maintain
J	3 over 3 wood casement	Original	Good	Protect & Maintain
K	3 over 3 wood casement	Late	Good	Protect & Maintain
L	3 over 3 wood casement	Original	Good	Protect & Maintain

BARN: DOOR SCHEDULE

Mark	Type	Significance	Integrity	Treatment
1	6-panel metal	Late	N/A	Replicate original door or Maintain
2	1-lite glazed, 2-panel wood	Original	Good	Protect & Maintain
3	Wood plank barn door	Original	Good	Protect & Maintain
4	Wood plank barn door	Original	Good	Protect & Maintain
5	(1) Wood plank with 3 over 3 lite	Original	Good	Protect & Maintain
6	(2) Wood plank with 3 over 3 lite	Original	Good	Protect & Maintain
7	(2) Wood plank with 3 over 3 lite	Original	Good	Protect & Maintain
8	(2) Wood plank with 3 over 3 lite	Original	Good	Protect & Maintain
9	(2) Wood plank with 3 over 3 lite	Original	Fair - deterior. at bottom rail	Repair/Protect & Maintain
10	(2) Wood plank with 3 over 3 lite	Original	Fair - deterior. at bottom rail	Repair/Protect & Maintain
11	Non-historic	Late	N/A	N/A
12	Non-historic	Late	N/A	N/A
13	Non-historic	Late	N/A	N/A
14	Wood panel	Early	Good	Protect & Maintain
15	5-panel wood	Original	Good	Protect & Maintain
16	5-panel wood	Original	Good	Protect & Maintain
17	5-panel wood	Original	Good	Protect & Maintain

Appendix E
Building Rehabilitation & Adaptive Reuse Cost Estimate

Rehabilitation

	<u>Item SF Cost</u>	<u>Square Footage</u>	<u>Total</u>
Floor Structure Repairs (Residence)	N/A	N/A	\$ 5,000
Stone replacement/repointing (Residence)	\$3/SF	1200	\$ 3,600
Window & Door Repairs (Both Bldgs.)	\$6/SF	3200	\$19,200
Restoration of Interior Finishes (Barn)	\$3/SF	2000	\$ 6,000
Attic & Wall Insulation (Both Bldgs.)	\$4/SF	3200	\$12,800
Smoke detectors/fire extinguishers (Both)	N/A	N/A	<u>\$ 4,500</u>
	Subtotal:		\$51,100

Adaptive Reuse
(Both Buildings)

Mechanical/Plumbing upgrades	\$20/SF	3200	\$64,000
Fire detection & sprinkler systems	\$5/SF	3200	\$16,000
Exterior Prep/Painting	\$5/SF	3200	\$16,000
Landscaping/Parking	\$3/SF	30,000	<u>\$90,000</u>
Architectural interior remodeling, code egress and ADA upgrades*	unknown	3200	(TBD)
	Subtotal:		\$186,000

Combined Subtotal: **\$237,100**

Contractor overhead and profit - 15% \$35,565

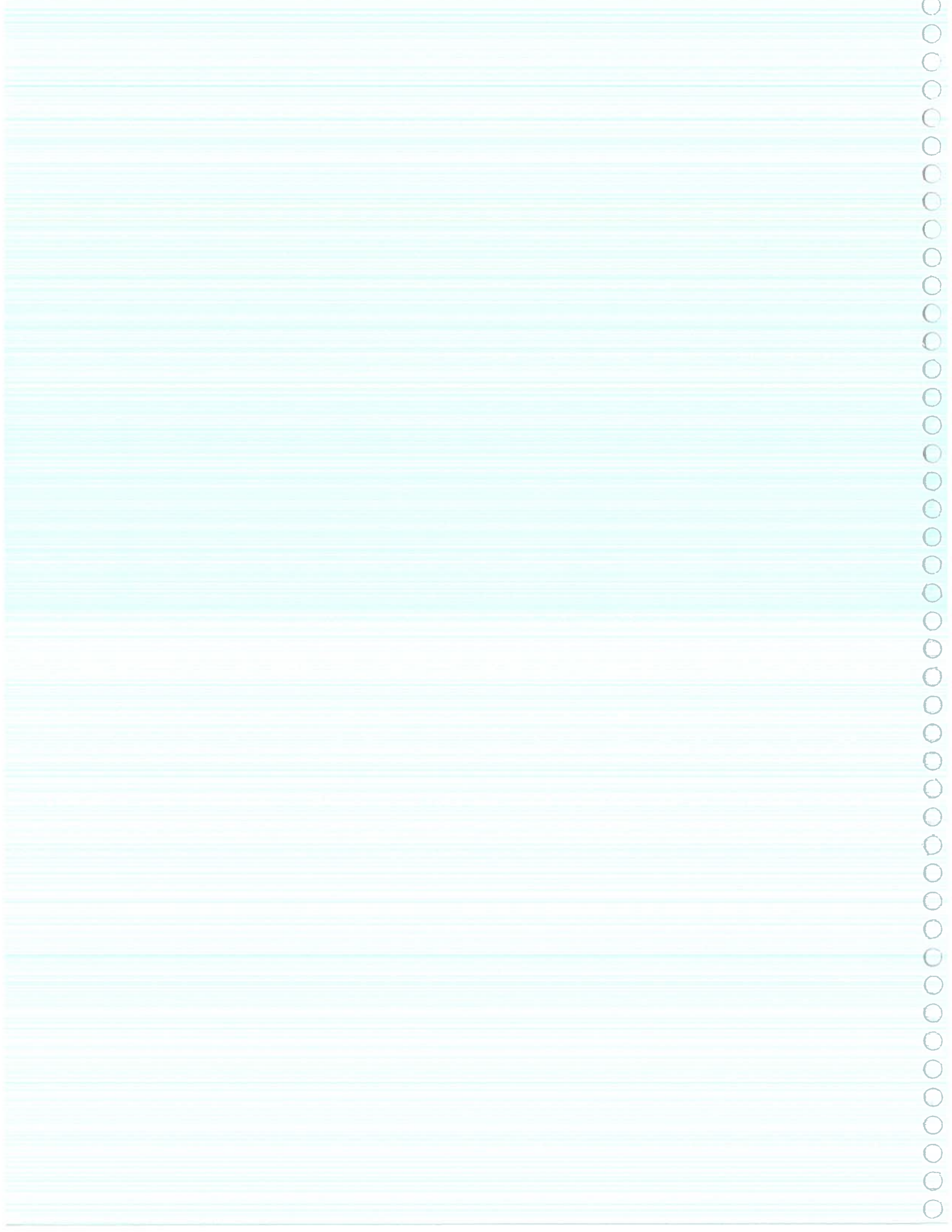
Subtotal: **\$272,665**

Contingency - 10% \$27,267

Total:* **\$299,932**

*The total does not include adaptive reuse remodeling and upgrades (to be determined by reuse study and design).

Appendix F
Related Documents



STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 1

Survey Area: Sedona Ranger Station

Historic Name(s): Sedona Ranger Station Residence
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: Brewer Rd. south of Ranger Rd.

City or Town: Sedona [] vicinity County: Coconino Tax Parcel No. 801-01 -001
Township: 17N Range: 5E Section: 12 Quarter Section: SW 1/4 Acreage: 3.75
Block: N/A Lot(s): N/A Plat (Addition) N/A Year of plat (addition): N/A
UTM reference: Zone 12 Easting 430026 Northing 3557914 USGS 7.5' quad map: Sedona

Architect: United States Forest Service Standard Plan. Known Source: United States Forest Service archives

Builder: Billy Wallace (Ranger) Known Source: United States Forest Service; City of Sedona

Construction Date: ca. 1917 Estimated Source: United States Forest Service; City of Sedona

STRUCTURAL CONDITION

[] Good (well maintained, no serious problems apparent)
[X] Fair (some problems apparent) Describe: Lack of maintenance and failing paint are beginning to cause deterioration of wood elements: siding, trim, and windows.

[] Poor (major problems; imminent threat) Describe:

[] Ruin/Uninhabitable

USES/FUNCTIONS

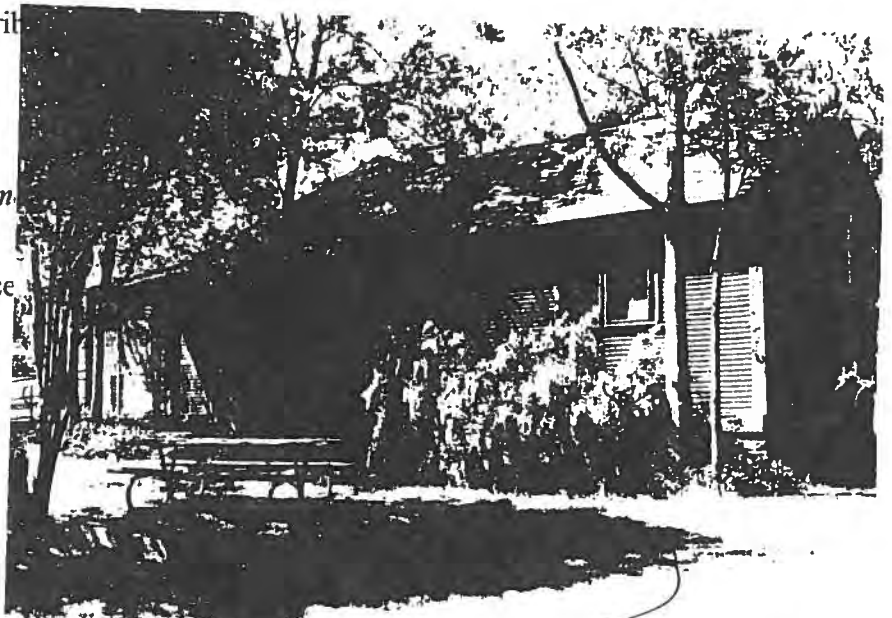
Describe how the property has been used over time beginning with the original use.

Residence for Ranger United States Forest Service Offices

Sources: United States Forest Service; City of Sedona; site visit

PHOTO INFORMATION Date of photo:

Date of photo: 4/2004
View Direction (looking towards) NW
Negative No.: Roll 2, #14



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.) Development of Ranger Stations on the USFS lands in the early 1900s. Early development of Sedona.

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.) N/A

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method (construction, or that represents the work of a master, or possesses high artistic values.) Vernacular/ Bungalow with Arts and Crafts Influences.

Stories 1 Roof form: Hip with side gable and sheds

Outbuildings: See inventory forms for sites 4-15.

Describe other character-defining features of its massing, size, and scale: Massing is asymmetrical; size is modest (1200 square feet); scale is compatible with other Vernacular/ Bungalow houses of the period; house is surrounded by lawn and trees.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date) Original Site:
2. DESIGN (Describe alterations from the original design, including dates-known or estimated-when alterations were made) Screened front porch (before 1985); rear porch addition with shed roof; Air Conditioning and Heat added; dates unknown.
3. SETTING (Describe the natural and/or built environment around the property)
Mature landscaping with mature trees, lawn, shrubs; native stone walls; large flat site surrounded by commercial development.

Describe how the setting has changed since the property's period of significance: Numerous small outbuildings have been constructed on the property plus a modern Ranger Station, built in 1959. All are detached from this building.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame. Walls (sheathing): narrow horizontal clapboard Foundation: Coursed native stone and CMU. Roof: Composition shingles
Windows: wood frame
If the windows have been altered, what were they originally? N/A
If the sheathing has been altered, what was it originally? N/A

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
House is a standard USFS plan built of regionally available materials. Has hip roof with side gable, shed roofed screen porch on front, native stone foundation and steps, paired and grouped wood multi-pane windows. See attached plan.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to Sedona Ranger Station Historic District
Date Listed: Determined eligible by keeper or National Register (date:)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY:

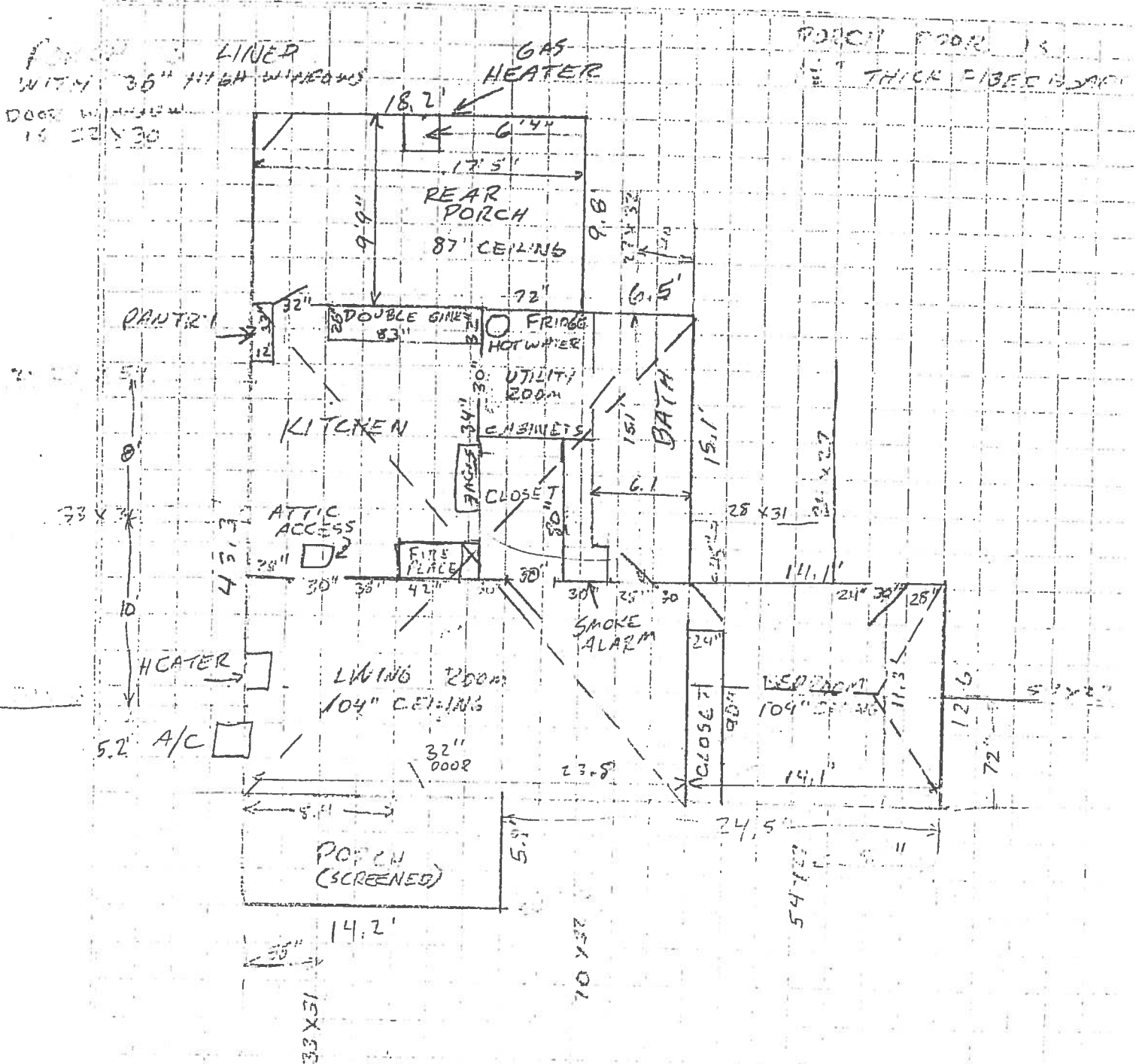
Name and Affiliation: Nancy Burgess

Date: 7/2004

Mailing Address: P.O. Box 42
Prescott, AZ 86302

Phone No.: (928) 445-8765

OLD DWELLING - SEDONA W.C.



STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 2

Survey Area: Sedona Ranger Station

Historic Name(s): Sedona Ranger Station Barn

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: Brewer Rd. south of Ranger Rd.

City or Town: Sedona

vicinity

County: Coconino

Tax Parcel No. 801-01 -001

Township: 17N

Range: 5E

Section: 12

Quarter Section: SW 1/4

Acreage: 3.75

Block: N/A

Lot(s): N/A

Plat (Addition) N/A

Year of plat (addition): N/A

UTM reference: Zone 12

Easting 430026

Northing 3557914

USGS 7.5' quad map: Sedona

Architect: USFS Plan R-3-45A-7.

Known Source: USFS Archives

Builder: Civilian Conservation Corps

Known Source: United States Forest Service; City of Sedona

Construction Date: 1934

Estimated Source: United States Forest Service; City of Sedona

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe: Lack of maintenance and failing paint are beginning to cause deterioration of wood elements: siding, trim, and windows.

Poor (major problems; imminent threat) Describe

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Barn for livestock, tack, hay, etc.

Offices, storage of equipment

Sources: USFS records; City of Sedona; site visit

PHOTO INFORMATION Date of photo:

Date of photo: 4/2004

View Direction (looking towards): North

Negative No.: Roll 2, #17

Attach recent photograph of property to this space. Additional photos may be appended.

SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS *(On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

Development of Ranger Stations in the United States in the early to mid 20th Century; CCC buildings/projects; Early 20th Century development of Sedona.

B. PERSON *(On a continuation sheet describe how the property is associated with the life of a person significant in the past.)* N/A

C. ARCHITECTURE *(On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method (construction, or that represents the work of a master, or possesses high artistic values.)* Vernacular/ Bungalow with Arts and Crafts Influences.

Stories 2 + 1

Roof form: end gable

Describe other character-defining features of its massing, size, and scale: Massing is symmetrical with 2/3 one story, 1/2 two story; built from "Standard Ranger Station 'Barn Plan', Bungalow Type"

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date) Original Site:

2. DESIGN *(Describe alterations from the original design, including dates-known or estimated-when alterations were made)* Minor alterations included changing a window to a door/ window changes, dividing interior spaces into small rooms; no additions, most materials original.

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

Mature landscaping with mature trees, lawn, shrubs; native stone walls; large flat site surrounded by commercial development.

Describe how the setting has changed since the property's period of significance: Numerous small outbuildings have been constructed on the property plus a modern Ranger Station/ built in 1959. All are detached from this building.

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

Walls (structure): Wood frame. Walls (sheathing): narrow horizontal clapboard Foundation: Concrete

Roof: medium gable (side) Composition Shingles

Windows: wood frame Describe window structure: awning, hinged at top or bottom (4) set in groups of 3 and singly; fixed 6 pane

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

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

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

Barn is a standard USFS plan. See attached plans.

NATIONAL REGISTER STATUS *(if listed, check the appropriate box)*

Individually listed; Contributor Noncontributor to Sedona Ranger Station Historic District

Date Listed: Determined eligible by keeper or National Register (date:)

RECOMMENDATIONS OF ELIGIBILITY *(opinion of SHPO staff or survey consultant)*

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY:

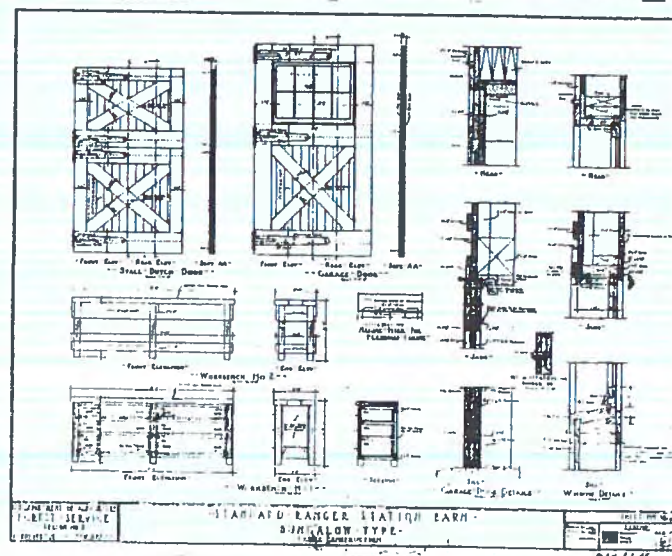
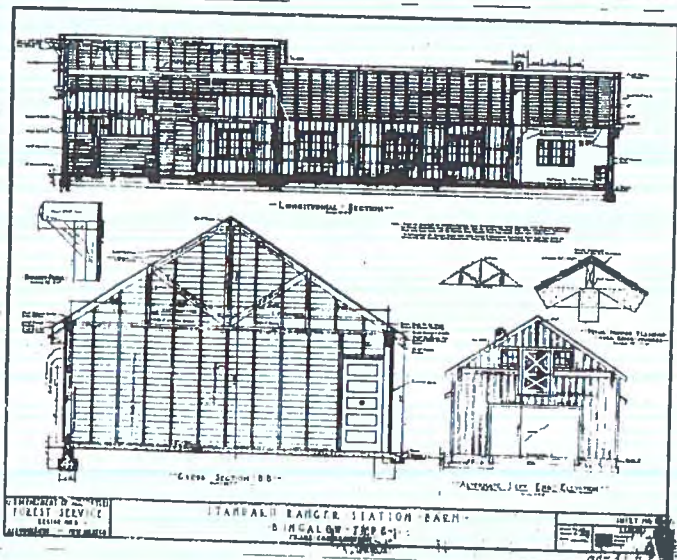
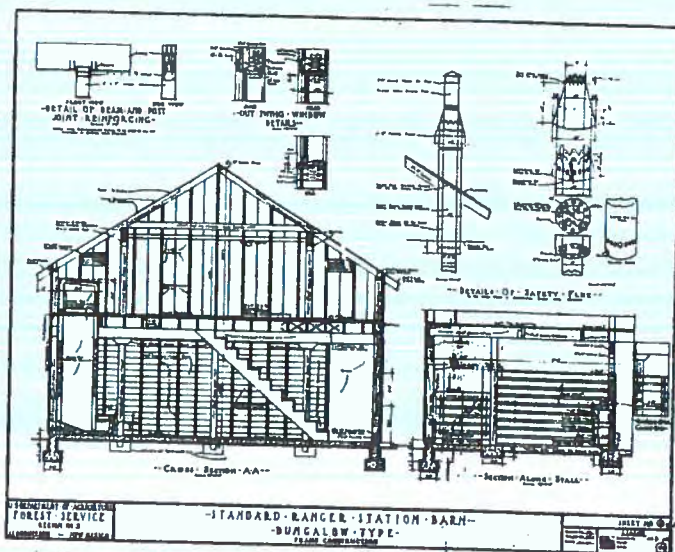
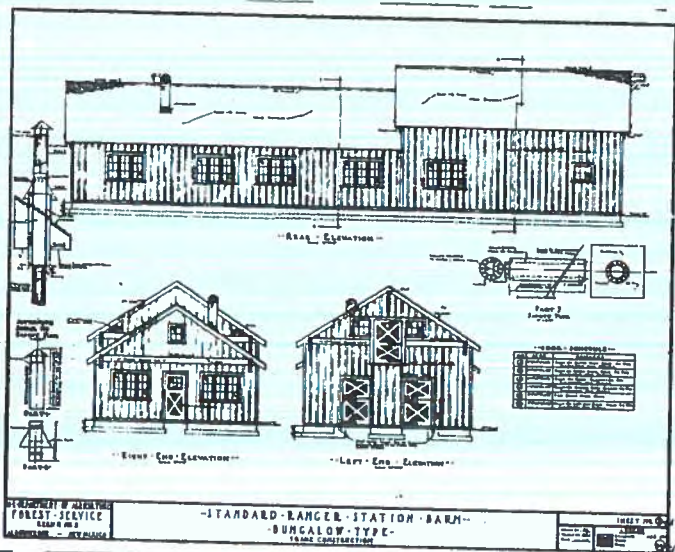
Name and Affiliation: Nancy Burgess

Mailing Address: P.O. Box 42

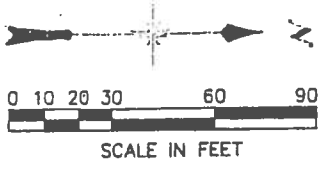
Prescott, AZ 86302

Date: 7/2004

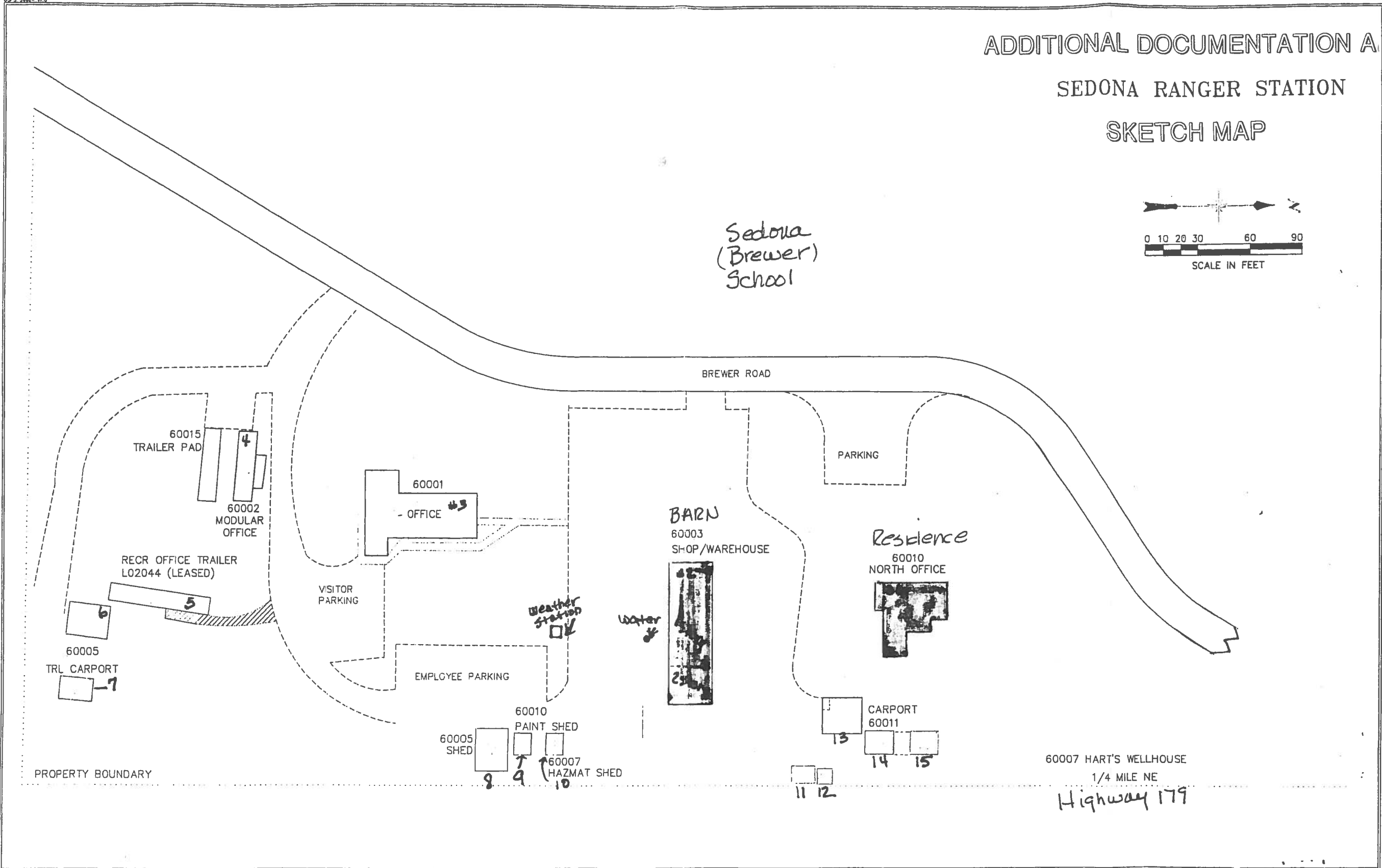
Phone No.: (928) 445-8765



ADDITIONAL DOCUMENTATION A
 SEDONA RANGER STATION
 SKETCH MAP



Sedona
 (Brewer)
 School



U.S. DEPARTMENT OF AGRICULTURE
 FOREST SERVICE
 R-3
 SOUTHWESTERN REGION

Site Map: #1-15
 Correspond to AZ
 Historic Property
 Inventory forms

= Contributor

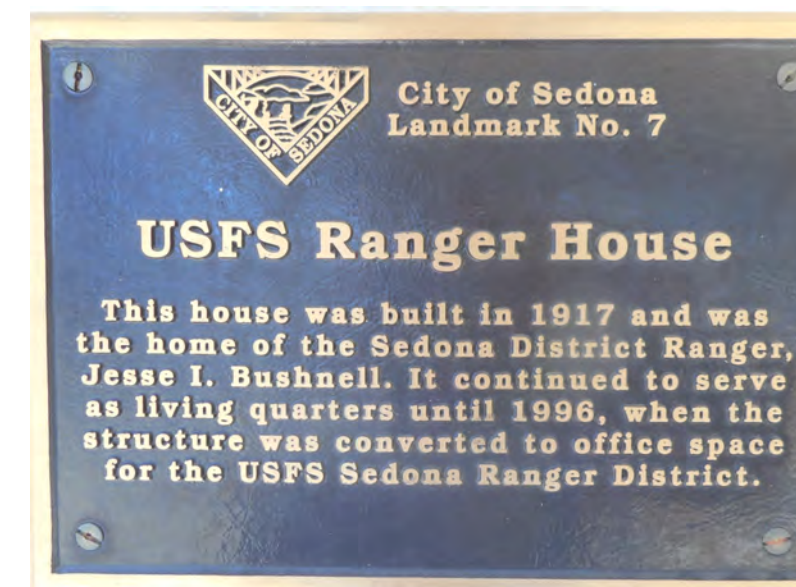
Drawn _____
 Design _____
 Checked _____
 Reviewed _____

Forest
 COCONINO NATIONAL FOREST
 Project Name
 SEDONA RANGER STATION

Sheet Title
 SITE MAP & BLDG NUMBERS
 Scale
 1/4" = 100'
 Sheet
 of 1

SEDONA RANGER STATION

BARN & RESIDENCE REHABILITATION



PROJECT DATA:

LOCATION:
250 BREWER ROAD
SEDONA, AZ

OWNER:
CITY OF SEDONA
102 ROADRUNNER DRIVE
SEDONA, AZ 86336

ARCHITECT:
BILL OTWELL (928) 445-4951 OFFICE
OTWELL ASSOCIATES ARCHITECTS (928) 778-6120 FAX
121 E. GOODWIN STREET bill@otwell-architects.net
PRESCOTT, AZ. 86303

PRELIMINARY DESIGN DOCUMENTS

PARCEL NO: 401-58-013D
ZONING: 5B
OCCUPANCY: R3
CONSTRUCTION TYPE: V-N
BUILDING AREA FOOTPRINT
BARN 2,607 SQ. FT.
RESIDENCE 1,120 SQ. FT.
AUTOMATIC FIRE SPRINKLER N/A

CODES: BUILDING: 2012 IRC
MECHANICAL: 2012 IMC
PLUMBING: 2012 IFG
ELECTRICAL: 2011 NEC
ENERGY: 2006 IECC
FUEL GAS: 2012 IFGC
EXIST. BLDG: 2012 IEBC

SHEET INDEX

ARCHITECTURAL

A1 SITE PLAN, PROJECT DATA, SHEET INDEX
A2 EXISTING & DEMO BARN FLOOR PLAN
A2.1 NEW BARN FLOOR PLAN, SCHEDULES
A2.2 RESIDENCE FLOOR PLAN, SCHEDULES
A3 BARN EXTERIOR ELEVATIONS
A3.1 RESIDENCE EXTERIOR ELEVATIONS

SCOPE OF WORK:
THIS PROJECT

▨ AREAS OF SCOPE

SITE PLAN
3.45 ACRES 1" = 40'-0"

IN PROGRESS
NOT FOR CONSTRUCTION

12645
WILLIAM
OTWELL
ARCHITECTS

EXPIRES 12-31-18

OTWELL
ARCHITECTS

121 East Goodwin Street, Prescott, Arizona 86303 (928) 445-4951

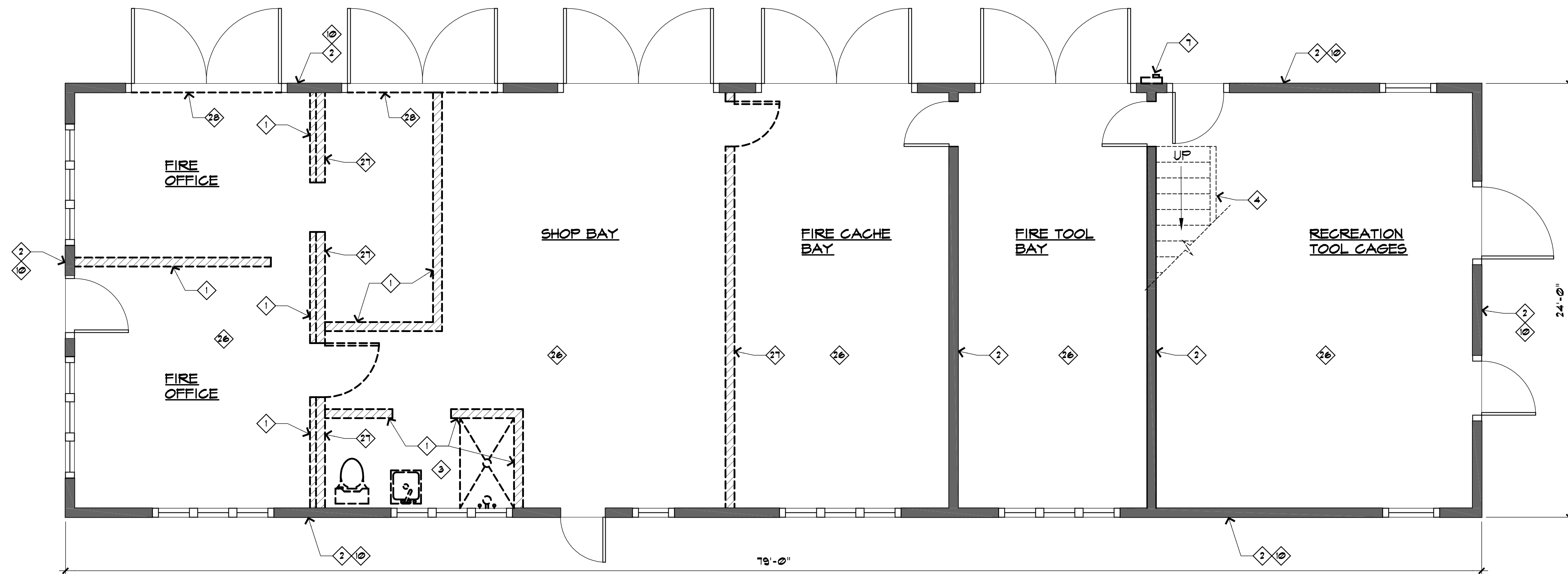
SEDONA RANGER STATION
REHABILITATION
PRELIMINARY DESIGN DOCUMENTS
ARIZONA
SEDONA

REVISIONS:

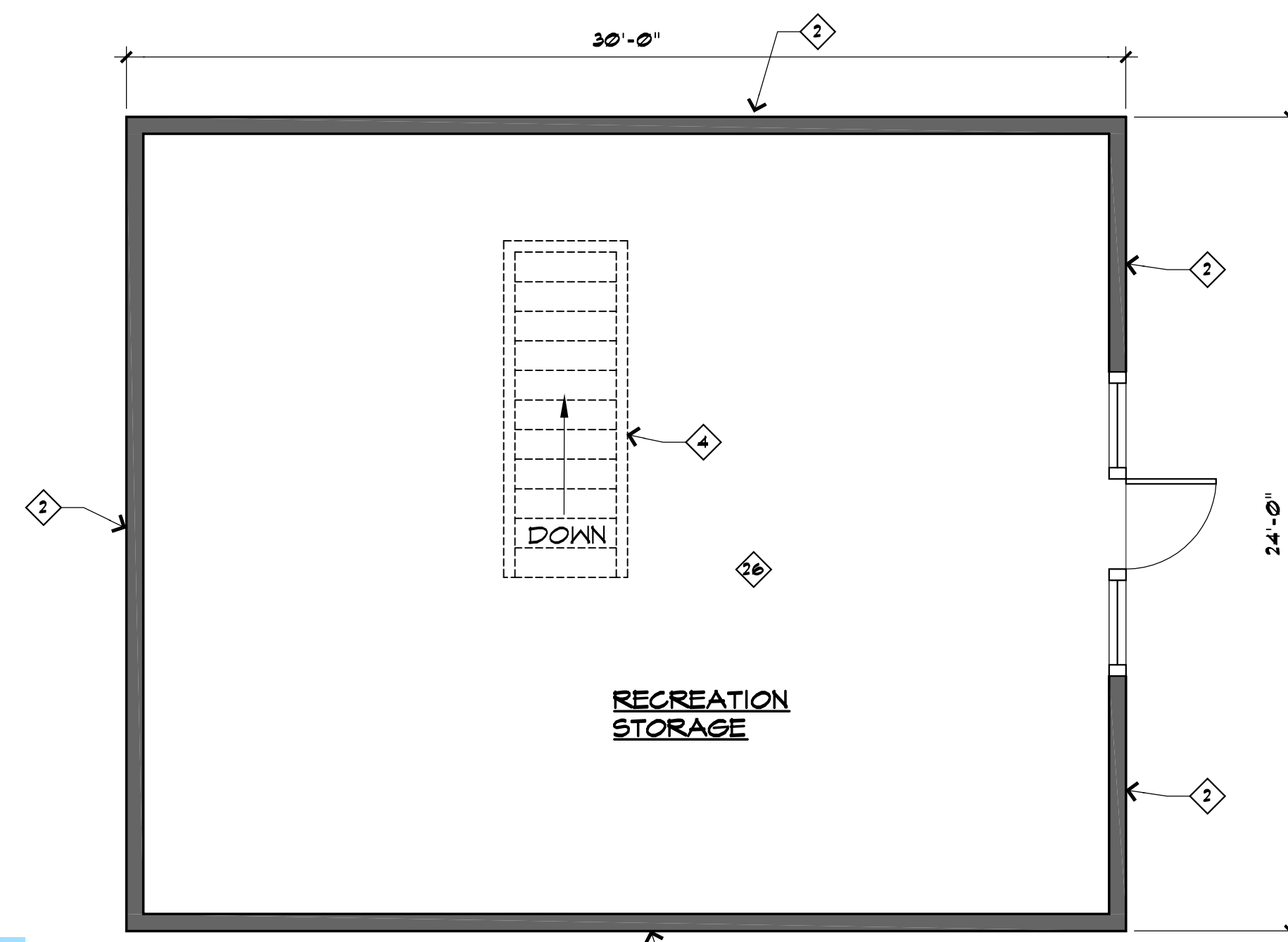
DATE: 6/21/2017
DRAWN BY: LCN
CHECKED BY: HGO
JOB NO.: 110

SHEET NO.
A1
OF

- KEYNOTES**
- 1 DEMO NON-ORIGINAL WALLS, CEILING, INSULATION AND DUCTING.
 - 2 ORIGINAL WALL TO BE OPENED UP OR REMOVED IF POSSIBLE.
 - 3 PLUMBING & FIXTURES REMOVED. NO RESTROOM FACILITIES IN BARN.
 - 4 STAIRS W/ RAILING HAVE BEEN REMOVED.
 - 5 NEW GUARD RAIL AT LOFT DOOR.
 - 6 NEW 5'x5' CONCRETE STOOP AT EXTERIOR DOOR.
 - 7 NEW ELECTRICAL SES WITH UNDERGROUND FEED. TO REPLACE DEMOED OVERHEAD DROP. UNDERGROUND FEED BY OTHERS.
 - 8 REPAIR TOP STONE STEP AT RESIDENCE PORCH STEPS.
 - 9 RE-POINT MASONRY STEM WALLS & STONE WALLS.
 - 10 RE-NAIL SIDING AS REQUIRED, PREP & PAINT BOTH BLDGS.
 - 11 PORCH STEPS & LANDING PROVIDED AT RESIDENCE EXTERIOR DOOR.
 - 12 RE-INSTALL HOOK AT BARN LOFT EXTERIOR DOOR.
 - 13 REMOVE METAL CAP & RE-POINT BRICK CHIMNEY AT BARN.
 - 14 RESTORE & FILL ALL RAFTER TAILS, PAINT.
 - 15 REHABILITATE RESIDENCE RESTROOM FACILITY.
 - 16 INSTALL 6" 1/2 ROUND GUTTERS AT ALL ROOF RAKE ENDS ON BOTH BUILDINGS.
 - 17 RESTORE CISTERN & CONNECT GUTTERS WITH DOWNSPOUTS.
 - 18 REPLACE PORCH DECKING AT RESIDENCE.
 - 19 REPLACE MISSING 1/2" 1/2 ROUND MOLDING IN LIVING ROOM. (ONE PIECE)
 - 20 LOWER FINISH GRADE 6" TO ELIMINATE WOOD TO EARTH CONTACT. (RESIDENCE)
 - 21 REHABILITATE RESIDENCE KITCHEN FACILITY.
 - 22 ORIGINAL RAILING RESTORED.
 - 23 REPLACE MISSING BRICKS & RE-POINT RESIDENCE CHIMNEY.
 - 24 REMOVE LIGHTS, EXPOSED CONDUIT & PIPES.
 - 25 STAIRS & RAILING RECONSTRUCTED.
 - 26 ALL BARN CABINETS, SHELVING & HEATER IN TOOL BAY TO BE REMOVED.
 - 27 POSSIBLE REMOVAL OF THESE WALLS. STRUCTURAL ENGINEER TO VERIFY LATERAL STABILITY OF BLDGS.
 - 28 WALL BLOCKING DOOR TO BE REMOVED.



BARN FLOOR PLAN - EXISTING & DEMO
1/4" = 1'-0"



BARN LOFT FLOOR PLAN - EXISTING
1/4" = 1'-0"

GENERAL NOTES:

1. RE-USE ORIGINAL HARDWARE WHEREVER POSSIBLE TO MAINTAIN ORIGINAL BUILDING INTEGRITY.
2. NEW EVAPORATIVE COOLING IN BARN.
3. NEW ELECTRICAL SYSTEM INSTALLED IN BARN FOR POWER AND LIGHTS.
4. SEE REVISED 2017 DOOR & WINDOW SCHEDULE FOR ACTIONS REQUIRED TO REHABILITATE.
5. INSTALL GUTTERS AT ALL ROOF RAKE ENDS.
6. CLEAN & SEAL CONCRETE FLOOR.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CONSTRUCTION FOR DEMO

BARN AREAS:

GROUND LEVEL	1,845 SQ. FT.
LOFT LEVEL	712 SQ. FT.
TOTAL	2,607 SQ. FT.



IN PROGRESS
NOT FOR CONSTRUCTION

EXPIRES 12-31-18

OTWELL ASSOCIATES
ARCHITECTS

121 East Goodwin Street, Prescott, Arizona 86303 (928) 445-4961

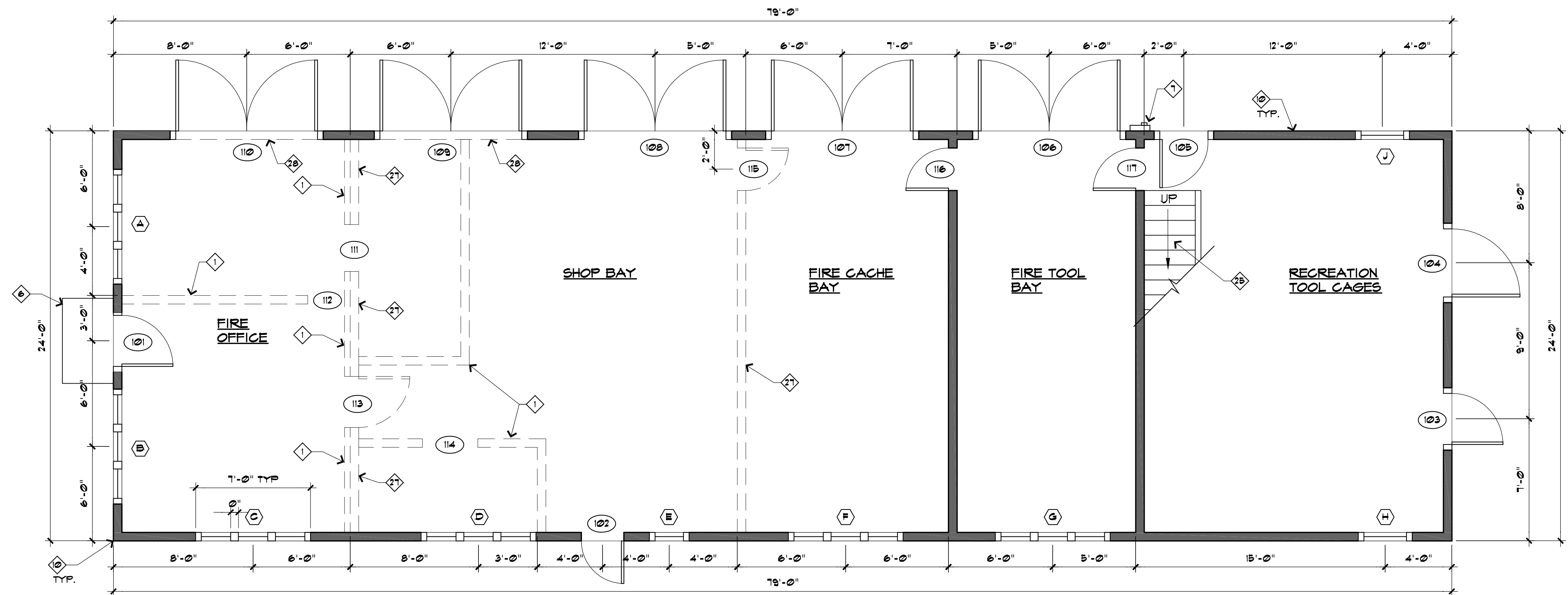
SEDONA RANGER STATION
REHABILITATION
PRELIMINARY DESIGN DOCUMENTS
ARIZONA
SEDONA

REVISIONS:

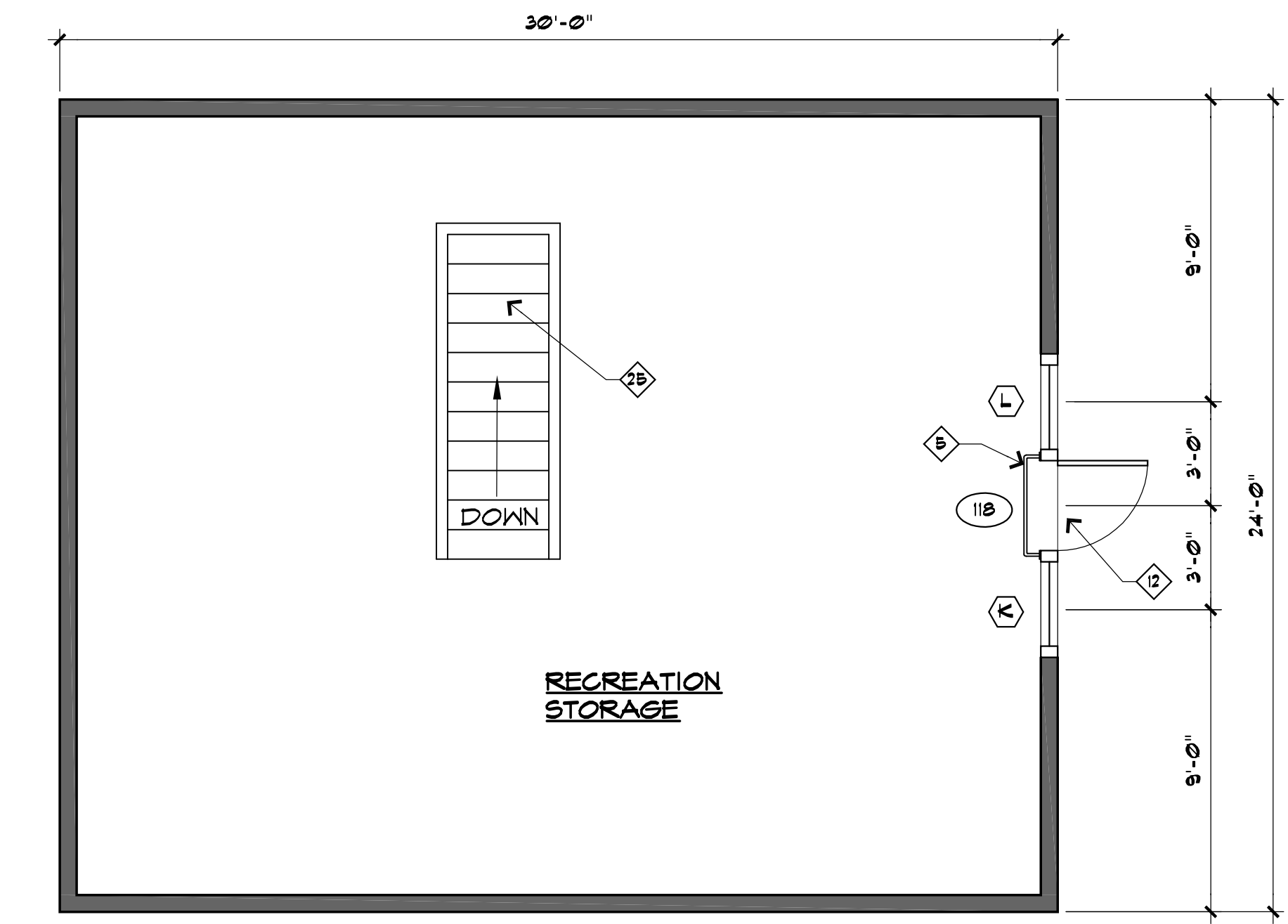
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DRAWN BY: JSH
CHECKED BY: MGO
JOB NO.: 170

SHEET NO.
A2
OF

- KEYNOTES**
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 - 28 WALL BLOCKING DOOR TO BE REMOVED.



BARN FLOOR PLAN - PROPOSED
1/4" = 1'-0"



BARN LOFT FLOOR PLAN - PROPOSED
1/4" = 1'-0"

BARN DOOR SCHEDULE				NEW ACTION
NO.	TYPE	SIGNIFICANCE	INTEGRITY	TREATMENT 2017
101	6-PANEL METAL	LATE	N/A	REPLICATE ORIGINAL
102	1-LITE GLAZED, 2-PANEL WOOD	ORIGINAL	GOOD	REPLICATE ORIGINAL
103	WOOD PLANK BARN DOOR	ORIGINAL	GOOD	REPLICATE ORIGINAL RE-USE HARDWARE (2 OF 2)
104	WOOD PLANK BARN DOOR	ORIGINAL	GOOD	REPLICATE ORIGINAL RE-USE HARDWARE (2 OF 2)
105	(1) WOOD PLANK W/ 3 OVER 3 LITE	ORIGINAL	GOOD	PREP, PAINT & RE-GLAZE
106	(2) WOOD PLANK W/ 3 OVER 3 LITE	ORIGINAL	GOOD	REPLACE BOTTOM RAIL
107	(2) WOOD PLANK W/ 3 OVER 3 LITE	ORIGINAL	GOOD	REPLACE BOTTOM RAIL
108	(2) WOOD PLANK W/ 3 OVER 3 LITE	ORIGINAL	GOOD	REPLACE BOTTOM RAIL
109	(2) WOOD PLANK W/ 3 OVER 3 LITE	ORIGINAL	FAIR - DETERIORATED AT BOTTOM RAIL	REPLACE BOTTOM RAIL
110	(2) WOOD PLANK W/ 3 OVER 3 LITE	ORIGINAL	FAIR - DETERIORATED AT BOTTOM RAIL	REPLACE BOTTOM RAIL
111	NON-HISTORIC	LATE	N/A	DEMO
112	NON-HISTORIC	LATE	N/A	DEMO
113	NON-HISTORIC	LATE	N/A	DEMO
114	WOOD PANEL	EARLY	GOOD	DEMO
115	5-PANEL WOOD	ORIGINAL	GOOD	DEMO
116	5-PANEL WOOD	ORIGINAL	GOOD	CLEAN & REFINISH
117	5-PANEL WOOD	ORIGINAL	GOOD	MISSING, REPLICATE
118	WOOD PLANK BARN DOOR	ORIGINAL	GOOD	CLEAN & REFINISH ADD GUARD RAIL INSIDE

BARN WINDOW SCHEDULE					NEW ACTION
NO.	TYPE	SIGNIFICANCE	INTEGRITY	TREATMENT 2017	(SEE NOTE #2)
A	(3) 2 OVER 3 WOOD CASEMENT	ORIGINAL	GOOD	REPLICATE ORIGINAL	
B	(3) 2 OVER 3 WOOD CASEMENT	ORIGINAL	GOOD	PREP & PAINT	
C	(3) 2 OVER 3 WOOD CASEMENT	ORIGINAL	GOOD	PREP & PAINT	
D	(3) 2 OVER 3 WOOD CASEMENT	ORIGINAL	FAIR - SOME MISSING GLASS	REBUILD SASH & TRIM, RE-GLAZE	
E	(1) 2 OVER 3 WOOD CASEMENT	ORIGINAL	GOOD	REPLICATE ORIGINAL	
F	(3) 2 OVER 3 WOOD CASEMENT	LATE	GOOD	REPLICATE ORIGINAL	
G	(3) 2 OVER 3 WOOD CASEMENT	LATE	FAIR - SOME MISSING GLASS & MUNTINS	REPLICATE ORIGINAL	
H	3 OVER 3 WOOD CASEMENT	ORIGINAL	GOOD	PREP & PAINT	
J	3 OVER 3 WOOD CASEMENT	ORIGINAL	FAIR - DETERIORATED AT BOTTOM RAIL	RE-GLAZE, PREP & PAINT	
K	3 OVER 3 WOOD CASEMENT	LATE	GOOD	PREP & PAINT	
L	3 OVER 3 WOOD CASEMENT	ORIGINAL	GOOD	PREP & PAINT	

- NOTES:**
1. ALL NEW GLAZING TO BE LOW 'E' LAMINATED GLASS.
 2. ALTERNATE WINDOW TREATMENT IS EXACT REPLICATION OF EXISTING UNITS IF MORE COST EFFECTIVE. TO INCLUDE SPRING / PULLEY OPERATION SYSTEM.

- WALL LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING CONSTRUCTION FOR DEMO
 - EXISTING WALL REMOVED

IN PROGRESS
NOT FOR CONSTRUCTION

OTWELL ASSOCIATES
 ARCHITECTS
 121 East Goodwin Street, Prescott, Arizona 86303 (928) 445-1495
 EXPIRES 12-31-18

SEDONA RANGER STATION
 REHABILITATION
 PRELIMINARY DESIGN DOCUMENTS
 ARIZONA
 SEDONA

REVISIONS:

DATE: 6/21/2017
 DRAWN BY: LKA
 CHECKED BY: MC
 JOB NO.: 110

SHEET NO.
A2.1
 OF

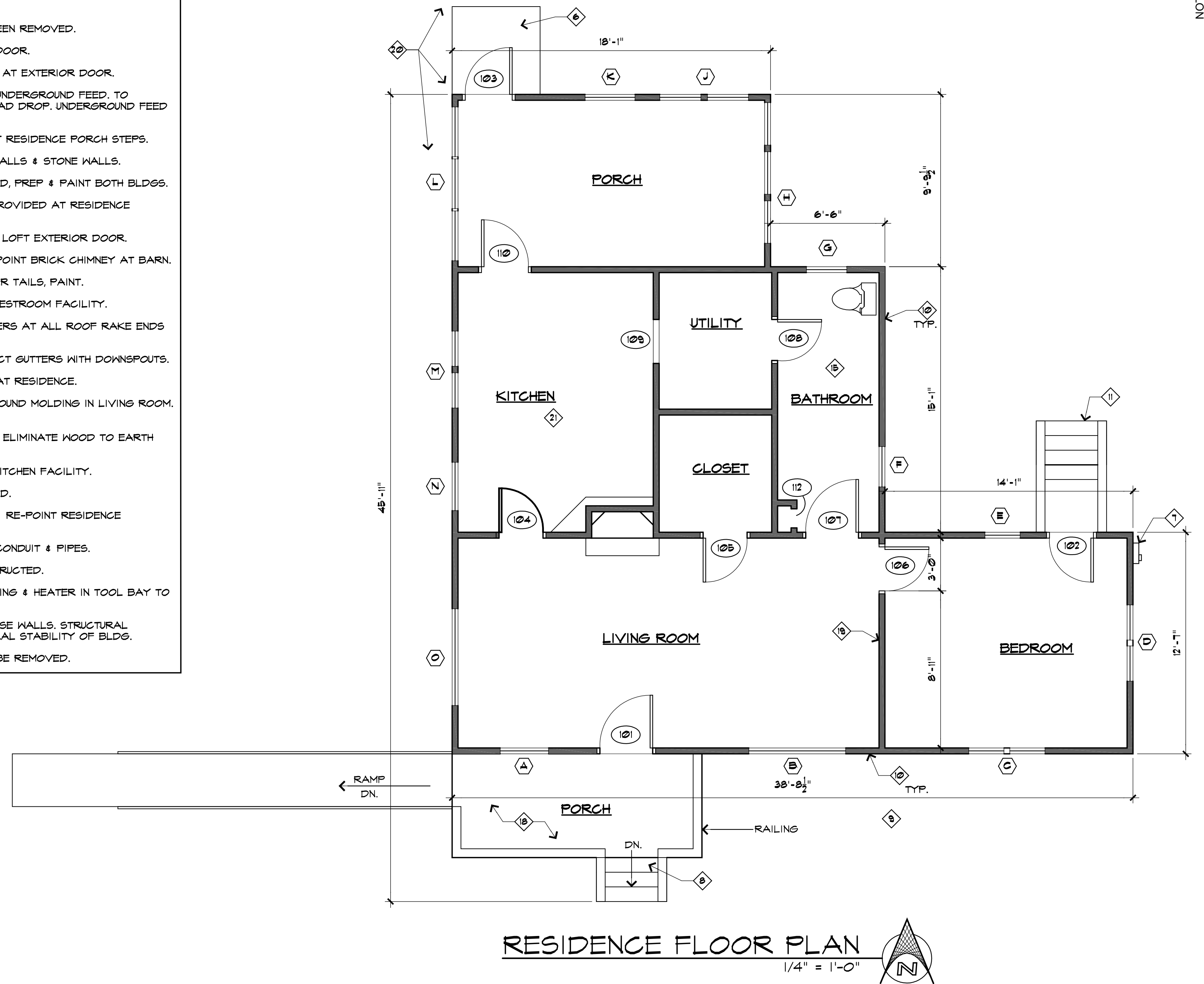
RESIDENCE DOOR SCHEDULE				NEW ACTION
TYPE	SIGNIFICANCE	INTEGRITY	TREATMENT 2017	
101	4-PANEL WOOD	ORIGINAL	GOOD	PREP & PAINT
102	5-PANEL WOOD	ORIGINAL	GOOD	PREP & PAINT
103	4-PANEL WOOD	EARLY	GOOD	PREP & PAINT
104	HOLLOW-CORE WOOD FLUSH PANEL	LATE	N/A	REMOVE
105	4-PANEL WOOD	EARLY	GOOD	NO CHANGE
106	5-PANEL WOOD	EARLY	GOOD	NO CHANGE
107	4-PANEL WOOD	ORIGINAL	GOOD	NO CHANGE
108	5-PANEL WOOD	EARLY	GOOD	RE-HANG
109	DOOR MISSING	N/A	N/A	NO CHANGE
110	4-PANEL WOOD	ORIGINAL	GOOD	RE-HANG
III	FR. 30 SLIDERS			
112	LINEN CLOSET			

NOTES:
I. ALL DOORS ARE TO BE CLEANED, REPAIRED OR REPLICATED TO ORIGINAL CONDITION AS BEST AS POSSIBLE.

RESIDENCE WINDOW SCHEDULE				NEW ACTION (SEE NOTE #2)
TYPE	SIGNIFICANCE	INTEGRITY	TREATMENT 2017	
A	3 OVER 3 FIXED WOOD	ORIGINAL	GOOD	PREP & PAINT
B	(2) 3 OVER 3 SLIDER WOOD	ORIGINAL	GOOD	PREP & PAINT
C	(2) 2 OVER 2 WOOD CASEMENT	ORIGINAL	GOOD	RE-GLAZE
D	(2) 2 OVER 2 WOOD CASEMENT	ORIGINAL	GOOD	PREP & PAINT
E	(2) 2 OVER 2 WOOD CASEMENT	ORIGINAL	GOOD	PREP & PAINT
F	2 LITE-FROSTED GLASS, ALUMINUM /WOOD FRAME	ORIGINAL (FRAME) LATE (WINDOW)	FAIR	NO CHANGE
G	2 LITE WOOD CASEMENT	ORIGINAL / LATE	GOOD	NO CHANGE
H	(3) SINGLE-HUNG WOOD	ORIGINAL	GOOD	PREP & PAINT
J	(2) SINGLE-HUNG WOOD	EARLY	GOOD	PREP & PAINT
K	ALUMINUM SLIDER	LATE	N/A	REMOVE REPLICATE ORIGINAL
L	3 OVER 3 FIXED WOOD	ORIGINAL	FAIR	PREP & PAINT
M	4 OVER 4, SINGLE HUNG WOOD	ORIGINAL	GOOD	PREP & PAINT
N	3 OVER 3 WOOD	ORIGINAL	GOOD	PREP & PAINT
O	(2) 3 OVER 3 SLIDER WOOD	ORIGINAL	GOOD	PREP & PAINT

NOTES:
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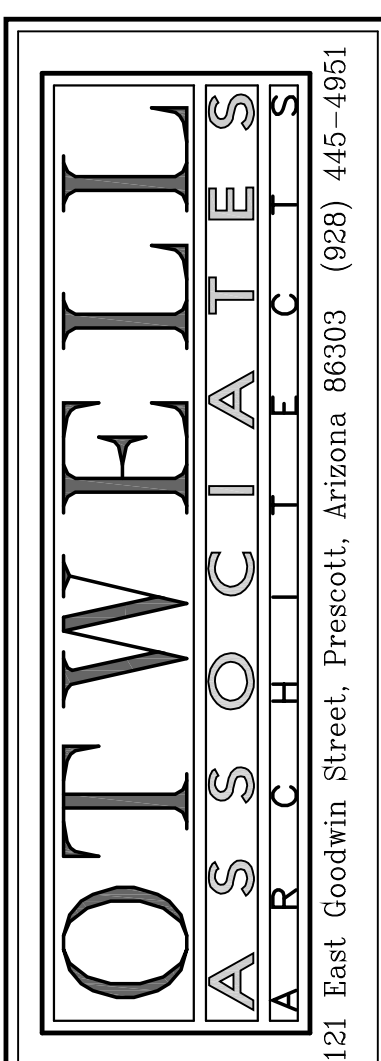


- GENERAL NOTES:**
- RE-USE ORIGINAL HARDWARE WHEREVER POSSIBLE TO MAINTAIN ORIGINAL BUILDING INTEGRITY.
 - NEW HVAC SYSTEM IN RESIDENCE. SEE MECHANICAL PLAN.
 - SEE REVISED 2017 DOOR & WINDOW SCHEDULE FOR ACTIONS REQUIRED TO REHABILITATE.
 - INSTALL GUTTERS AT ALL ROOF RAKE ENDS.

RESIDENCE AREAS:

LIVABLE	859 SQ. FT.
PORCHES	261 SQ. FT.
TOTAL	1,120 SQ. FT.

IN PROGRESS
NOT FOR CONSTRUCTION



SEDONA RANGER STATION
REHABILITATION
PRELIMINARY DESIGN DOCUMENTS
ARIZONA
SEDONA

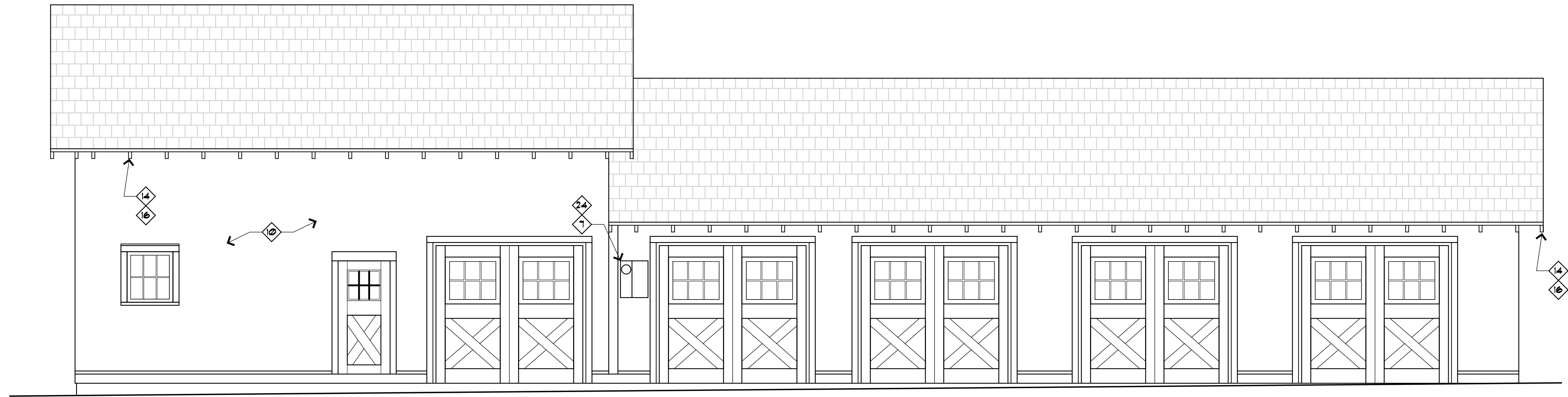
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OF

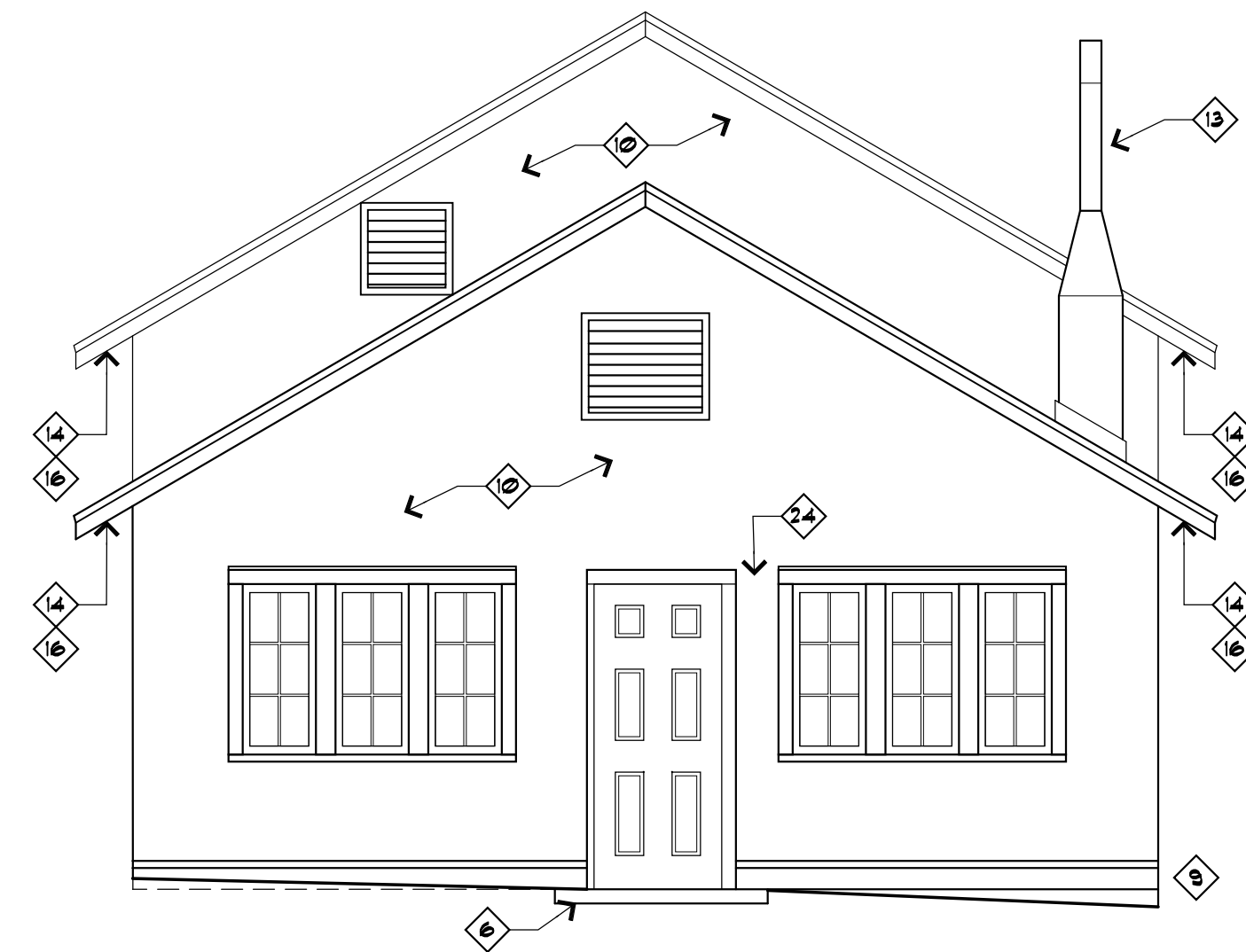
EXPIRES 12-31-18

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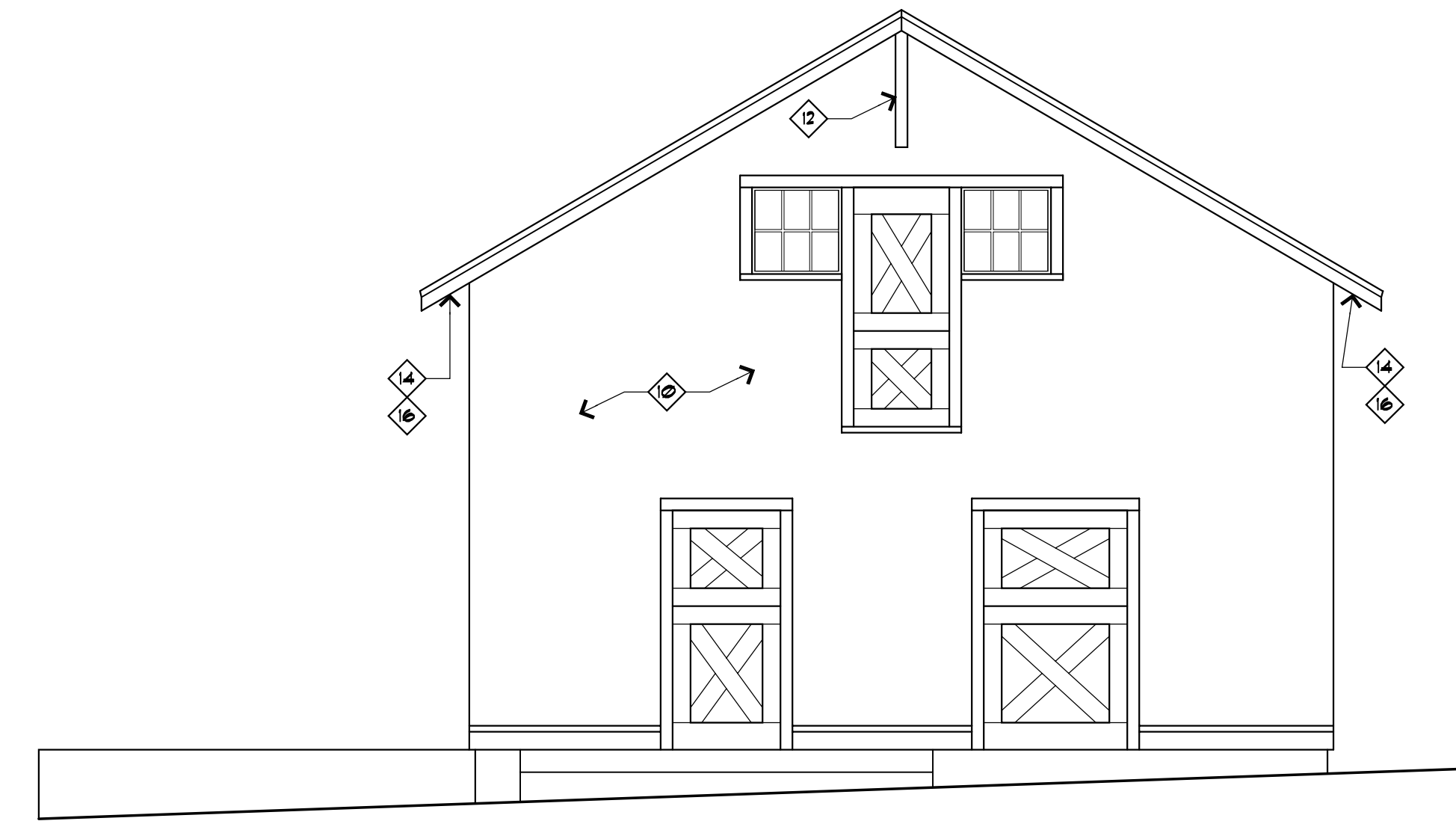
BARN-NORTH ELEVATION

1/4" = 1'-0"



BARN-WEST ELEVATION

1/4" = 1'-0"



BARN-EAST ELEVATION

1/4" = 1'-0"



BARN-SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED NEW GUTTER INSTALLATION



BARN EXISTING INTERIOR CONDITIONS

IN PROGRESS
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EXPIRES 12-31-18

OTWELL
ASSOCIATES
ARCHITECTS

121 East Goodwin Street, Prescott, Arizona 86303 (928) 445-4951

SEDONA RANGER STATION
REHABILITATION
PRELIMINARY DESIGN DOCUMENTS
SEDONA ARIZONA

REVISIONS:

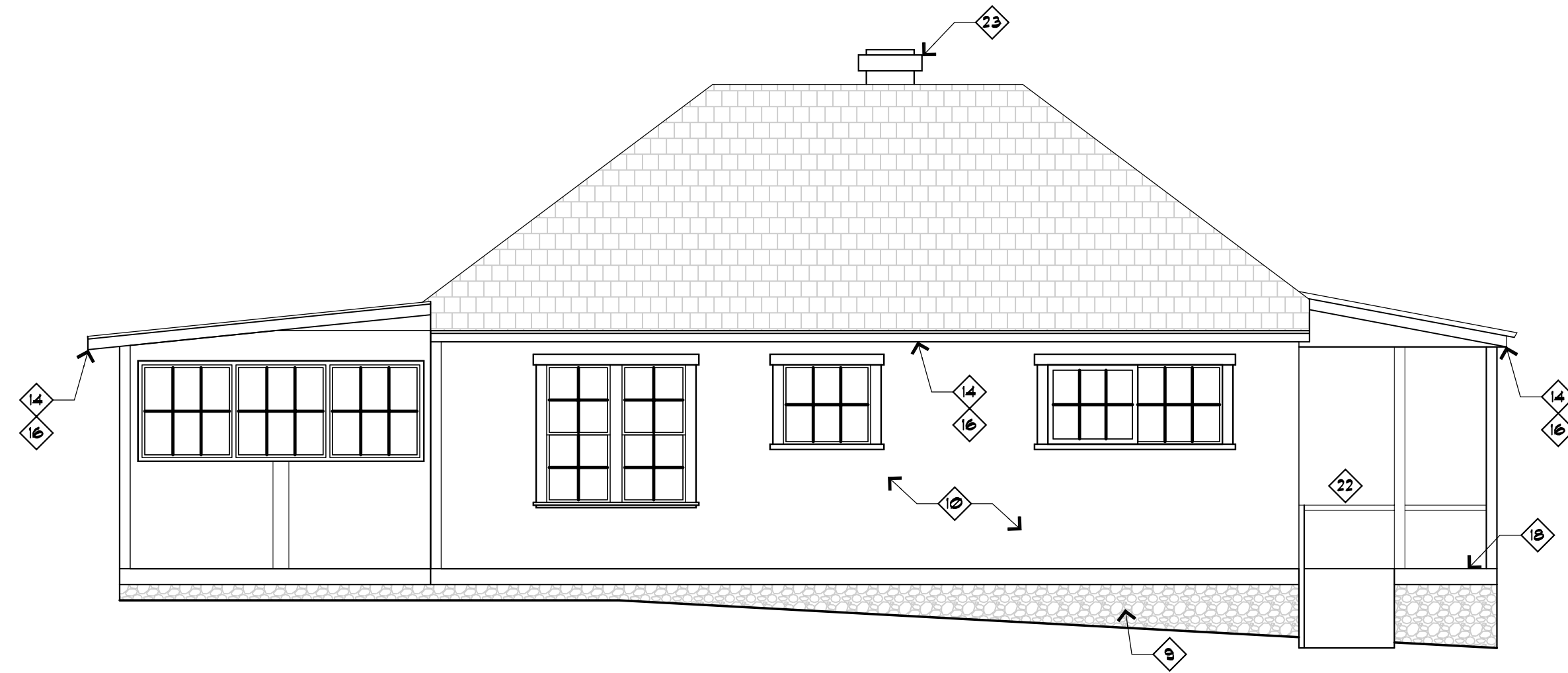
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DRAWN BY: LCK
CHECKED BY: KCO
JOB NO.: 1710

SHEET NO.
A3
OF

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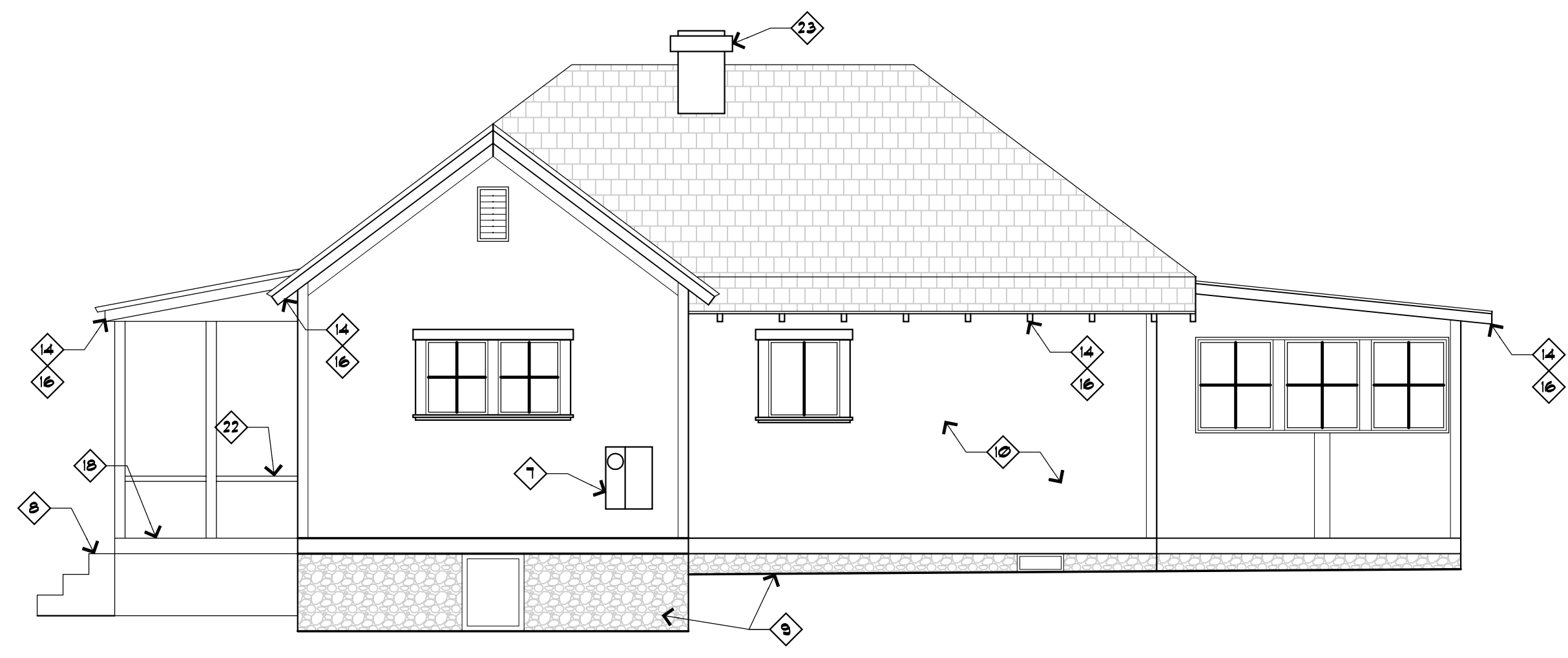


RESIDENCE EXISTING INTERIOR CONDITIONS



RANGER RESIDENCE WEST ELEVATION

1/4" = 1'-0"

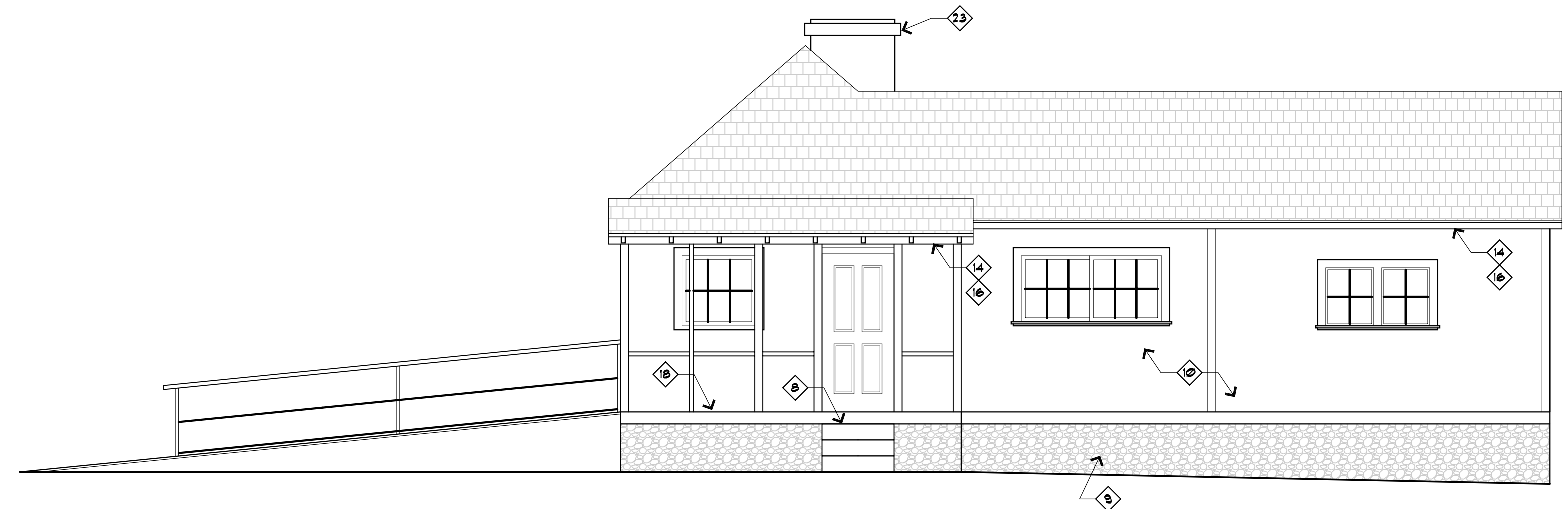


RANGER RESIDENCE - NORTH ELEVATION

1/4" = 1'-0"

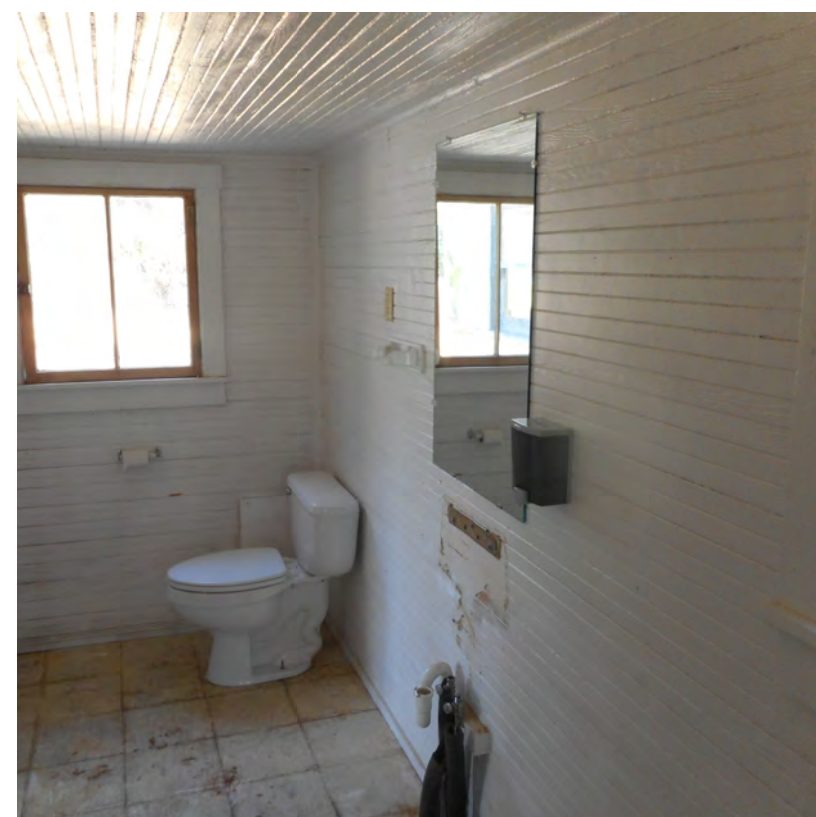
RANGER RESIDENCE - EAST ELEVATION

1/4" = 1'-0"



RANGER RESIDENCE - SOUTH ELEVATION

1/4" = 1'-0"



RESIDENCE EXISTING INTERIOR CONDITIONS



PROPOSED NEW GUTTER INSTALLATION

IN PROGRESS
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EXPIRES 12-31-18

OTWELL
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121 East Goodwin Street, Prescott, Arizona 86303 (928) 445-4951

SEDONA RANGER STATION
REHABILITATION
PRELIMINARY DESIGN DOCUMENTS
SEDONA ARIZONA

REVISIONS:

DATE: 6/21/2017
DRAWN BY: LCK
CHECKED BY: MCO
JOB NO.: 1710

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OF

**Historic Photos of the
Sedona Ranger Station House & Barn**



circa 1917-1923
The Ranger Station House, built in 1917
Courtesy U.S. Forest Service



date unknown



1925

From Bushnell Family
Courtesy Sedona Heritage Museum, Sedona, AZ



1940's
Courtesy Sedona Heritage Museum, Sedona, AZ



Sedona Ranger Station Barn
Built in 1934 by the CCC
Photos 1941-43, from Cutler Family,
courtesy Sedona Heritage Museum, Sedona, AZ



1941-43
From Cutler Family, courtesy Sedona Heritage Museum, Sedona, AZ



1941-43
From Cutler Family, courtesy Sedona Heritage Museum, Sedona, AZ



1940's
View of Ranger Station, looking south
Courtesy Sedona Heritage Museum, Sedona, AZ

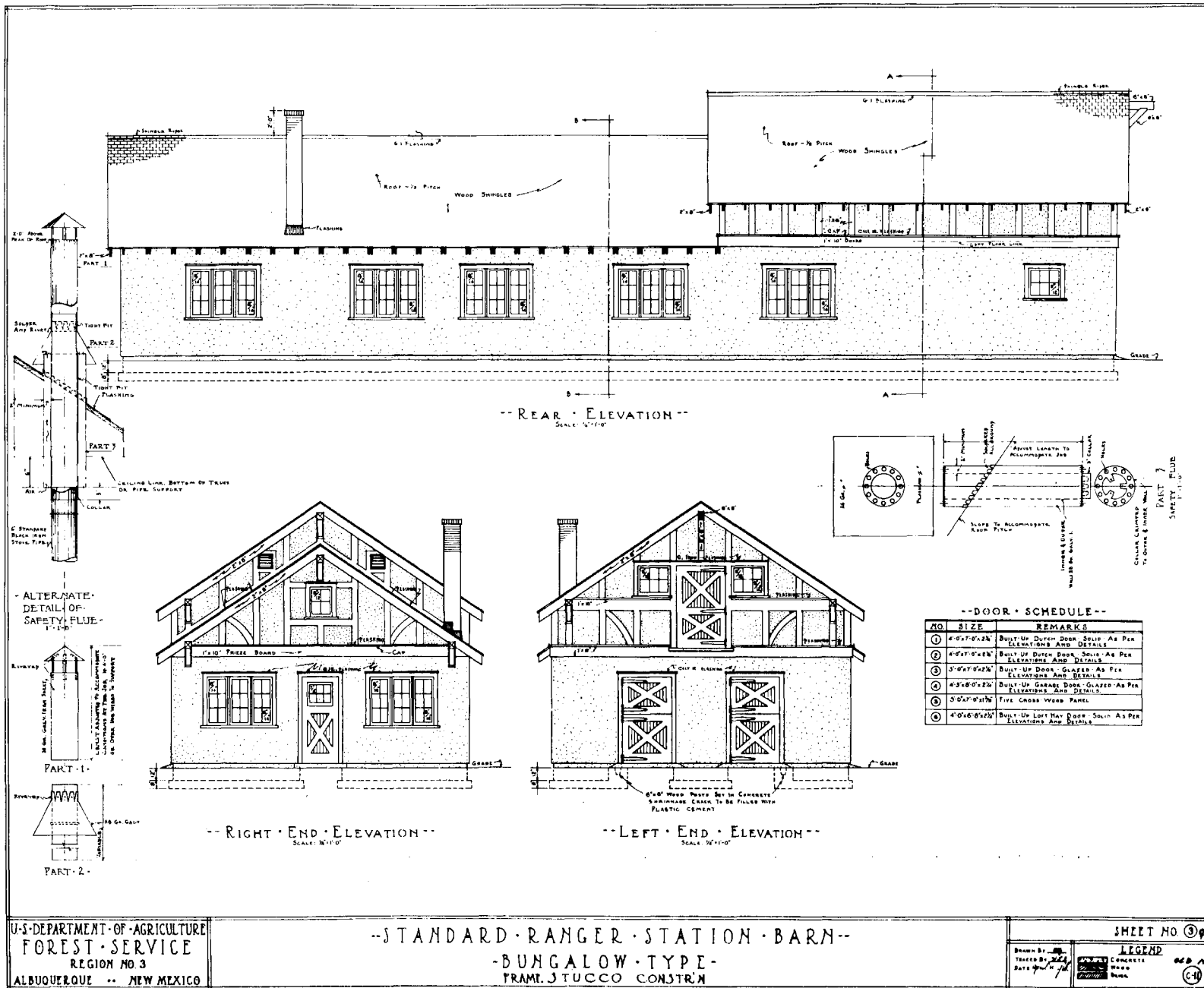


1940's
Courtesy Sedona Heritage Museum, Sedona, AZ



1950's
The Hammon Family
Courtesy Sedona Heritage Museum, Sedona, AZ

Examples of similar barn designs for a "Standard Ranger Station Barn"
 U.S. Department of Agriculture, Forest Service Region 3



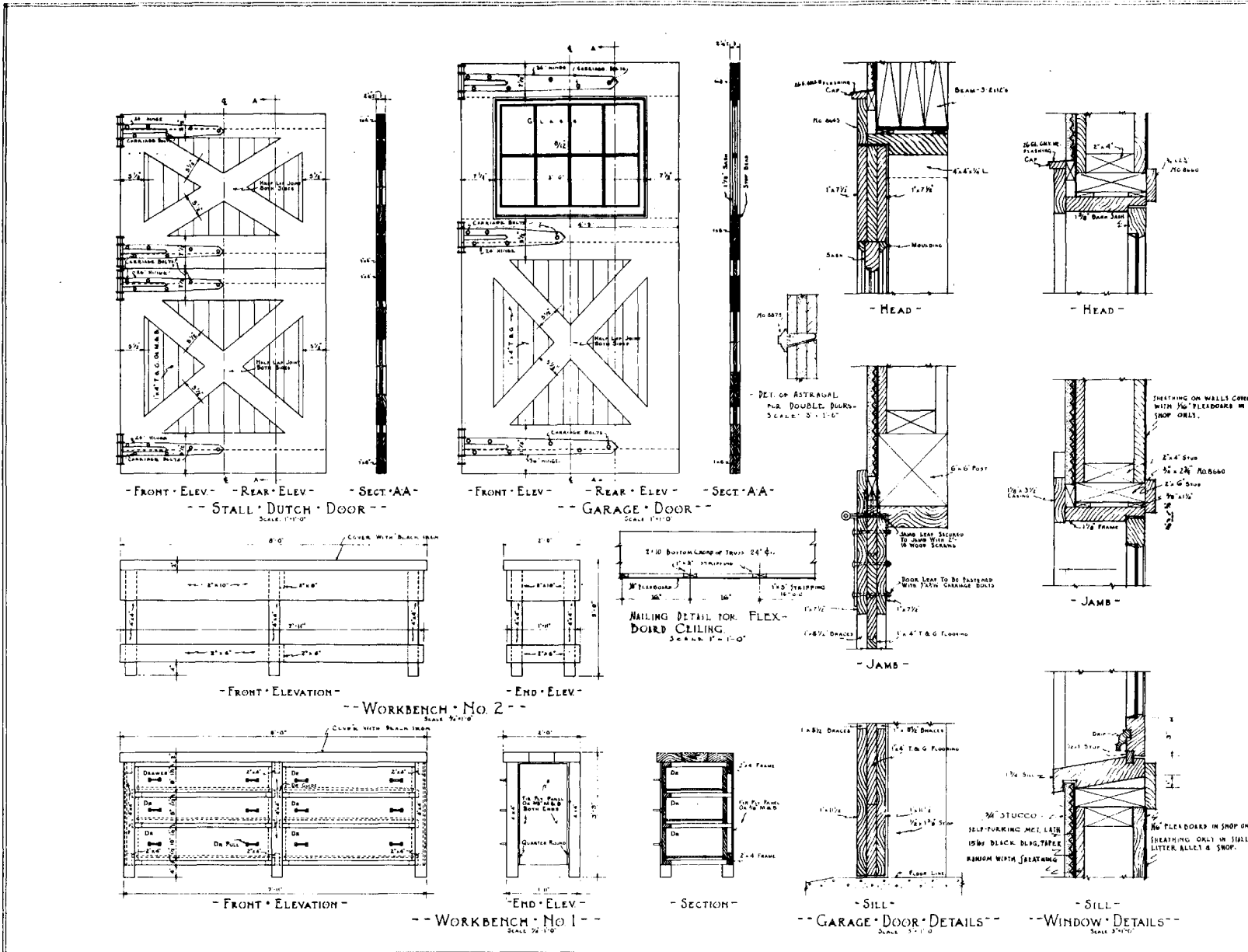
U.S. DEPARTMENT OF AGRICULTURE
 FOREST SERVICE
 REGION NO 3
 ALBUQUERQUE -- NEW MEXICO

-- STANDARD RANGER STATION BARN --
 BUNGALOW TYPE
 FRAME TUCCO CONSTR'N

SHEET NO. 306
 Drawn By: [Signature]
 Traced By: [Signature]
 Date: [Date]
LEGEND
 CONCRETE
 BRICK
 WOOD
 (C-1)

PLAN R-3-45A-7

Examples of similar barn door designs for a "Standard Ranger Station Barn"
 U.S. Department of Agriculture, Forest Service Region 3



U.S. DEPARTMENT OF AGRICULTURE
 FOREST SERVICE
 REGION NO 3
 ALBUQUERQUE -- NEW MEXICO

STANDARD RANGER STATION BARN
 BUNGALOW TYPE
 STUCCO

SHEET NO 646
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: April 1928
 LEGEND
 CONCRETE
 STUCCO
 WOOD
 IRON
 O.C.D. 214
 (C.B.)

PLAN R-3-45A-7

Ranger Station Park Master Plan

The Ranger Station Park Master Plan will serve as a guide for future renovations, design, construction, and public use of the new park. The City of Sedona acquired the 3.4 acres at 250 Brewer Road to preserve the historic buildings and develop a community park. This plan sets forth the vision, objectives, and design of the park.

The Sedona Community Plan serves as the guide for the park vision along with the many comments and suggestions received from the community. The proposed park features and activities are based on the following objectives:

- Honor the history
- Build a sense of community
- Create community interactions
- Engage people in healthy and active amenities
- Incorporate art in the park
- Design for a sense of place and sustainability

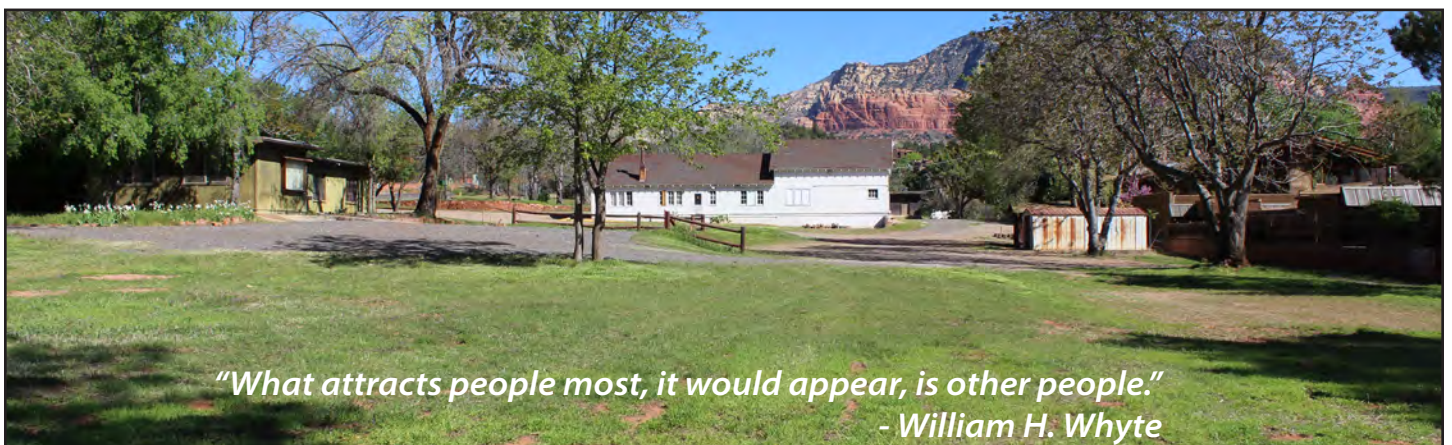
The historic buildings and the location of the park in the 'Heart of Sedona' set the stage for the park vision. The primary goal of the park is to be *the* community's gathering place. The multi-purpose aspect of the park amenities will appeal to a variety of people, and the design of the park will honor the history of the site and incorporate the arts in a lively yet relaxing natural setting.

See page 8 for the 2016 Site Plan.



Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.

-Sedona Community Plan p. 97



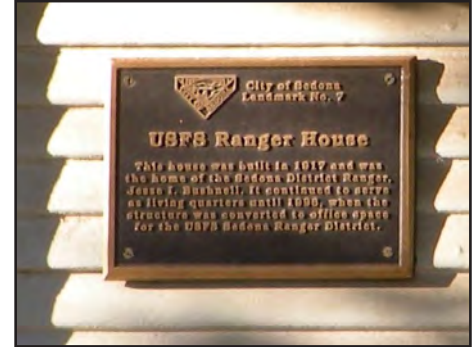
Honor the History

*Preserve and celebrate the community's history.
-Sedona Community Plan p. 97*

The National Historic Landmark buildings are important contributions to Sedona's sense of place. The park setting and new features are designed to blend with the buildings and enhance the historic character of the site.

Historic Interpretation

- The public can learn the history of Sedona and the significance of the buildings from interpretive panels.
- Historic information and photos could also be displayed on the interior walls of the buildings.
- Walking tours of the surrounding area could start at the park and explore other historic sites nearby such as the Hart Store, the Pumphouse, Owenby Ditch, and the Sally Black Home.
- The history and self-guided tours could be available on a mobile application.



Building a Sense of Community

Provide and support community events, festivals, and programs that offer a variety of opportunities for social interaction and contribute to a sense of community.

-Sedona Community Plan p. 86

The park will enhance Sedona's sense of community by providing a place that will offer something for everyone, either as a place to simply get together with friends, or attend a special event. Events could be City sponsored, although most are expected to be put on by other organizations that rent the facilities. The Rangers House, Barn, plaza, and open spaces will be designed to serve multiple purposes for the widest range of interests and activities as possible.

The Barn

- The Barn will be a multi-purpose community event facility available to rent for a variety of purposes such as: weddings, festivals, farmers market, performing arts (theater, small concerts), workshops, small conferences, meeting space, etc.
- Rental of the barn will generate revenue for the City.
- Renovation of the interior of the barn will be needed to open up a larger interior space.

The Rangers House

- The Rangers House will be a multi-purpose community meeting space that may be used for meetings, classes, and workshops.
- Rental of the house will generate revenue for the City.
- Minimal renovation necessary to begin functioning as a meeting space.

The Plaza

- The plaza will also be multi-purpose as a flexible space that can be used for a variety of activities, either formal such as a scheduled event, or informally such as an impromptu community gathering.
- Located between the House and the Barn, the plaza could be used in conjunction with the buildings to expand the event space.
- The plaza concept is similar to the Flagstaff Heritage Square.



Creating Community Interactions

- *Provide public gathering spaces that promote social interaction.*
 - *Create increased opportunities for formal and informal social interactions.*
- Sedona Community Plan p. 17, 97

Park features such as benches, picnic tables, the plaza, lawn, and buildings all provide opportunities for community interaction.

Wi-Fi may be considered for both the park buildings and outdoor areas of the park. This will serve community programs in the park, as well as provide another activity for those enjoying the park environment.

The Open Lawn

- The open lawn will be a multi-purpose space for informal and impromptu gatherings for variety of activities, relaxation, and play.
- The lawn will be similar to the popular lawn at Sunset Park.

Picnic Areas

- Picnic tables will be placed in several areas of the park, providing several options to choose from.
- The tables will be of various sizes and designs, and most will be under the shade of trees.

Benches

- Benches will also be scattered throughout the park to encourage “community gathering”.
- The benches can be in a variety of styles and designs and could also be individual works of art by local artists

Food Vendors

- Food vendors such as coffee carts or food trucks would be welcome in the park, which will provide another amenity to park visitors.



Engaging in Healthy and Active Amenities

Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

Sedona Community Plan p. 81

The park will provide for a variety of recreational activities such as walking and pickleball. The open lawn and play area will offer opportunities for exercise and play for people of all ages.

Activities

- Many recreational activities could occur throughout the park (bring your own equipment in most cases):
 - Horseshoes
 - Croquet
 - Hopscotch
 - Yoga
 - Frisbee

Walking Path

- The perimeter walking path will encircle the park, and will be approximately one-third of a mile.
- Pathways will be an accessible gravel surface.

Play Area

- Play features will be more of a natural style play area.
- People of all ages can enjoy play features such as a variety of swings.
- The play features will be of materials and colors that are suitable to the desired character of the park (no plastic playgrounds in primary colors).

Pickleball

- Pickleball courts provide a healthy, active, and social amenity, adding to the lively community atmosphere.

Pedestrian Access

- Park visitors will be encouraged to walk, bike, or use transit whenever possible which will help reduce traffic and parking needs.
- There will be pedestrian connections from all directions to make it easy to walk to the park (such as from Tlaquepaque and Los Abridados).
- Sidewalks on Ranger and Brewer Roads are recommended to link the park to the sidewalks on SR 89A and 179, and into the Brewer Road neighborhood.



Incorporating Art in the Park

Enhance opportunities for artistic display, engagement and learning.
-Sedona Community Plan p. 97

Art will be found throughout the park with sculptures, murals, special events, and activities. This will provide local artists with additional opportunities to share their art with the public.

The Community's Art Gallery

- The park could serve as a community art gallery: artwork could be displayed in the buildings, similar to the City Hall Art Rotation Program.
- The buildings could be used as a 'pop-up gallery' for special events such as First Friday Art Walks.
- Sculptures and art installations could be placed throughout the park, and could be permanent or rotate on a temporary basis.

Murals

- Art murals will transform the existing block walls on the east and south sides of the park.
- People could participate in creating their own mural as sections of the wall could be a do-it-yourself chalkboard.

Performance Activities

- Small performances, such as plays and concerts could be held on the lawn, plaza, or in the barn.

Art Education

- Art classes, conferences, seminars or workshops could be held in the park or buildings.

Creative Design Elements

- Park features such as benches and tables could be custom works of art.
- Artwork to commemorate the Forest Service history of the site.



Design for a Sense of Place and Sustainability

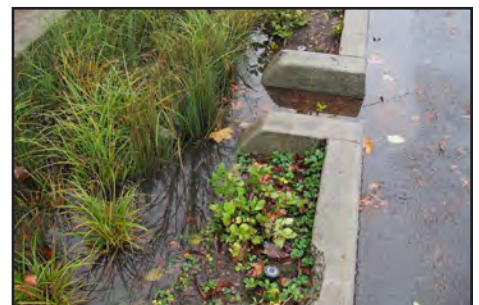
- *Reflect a unique sense of place in architecture and design.*
- *Promote environmentally responsible building and design.*
-Sedona Community Plan p. 17, 71

Green Building

- The new restroom building will be energy and water efficient.
- Renovation of the historic buildings will incorporate green building features where possible.
- Parking surfaces will be decomposed granite that blends with the natural environment and allows infiltration of rainwater.
- The landscape design will take advantage of rainwater through the use of swales and berms.

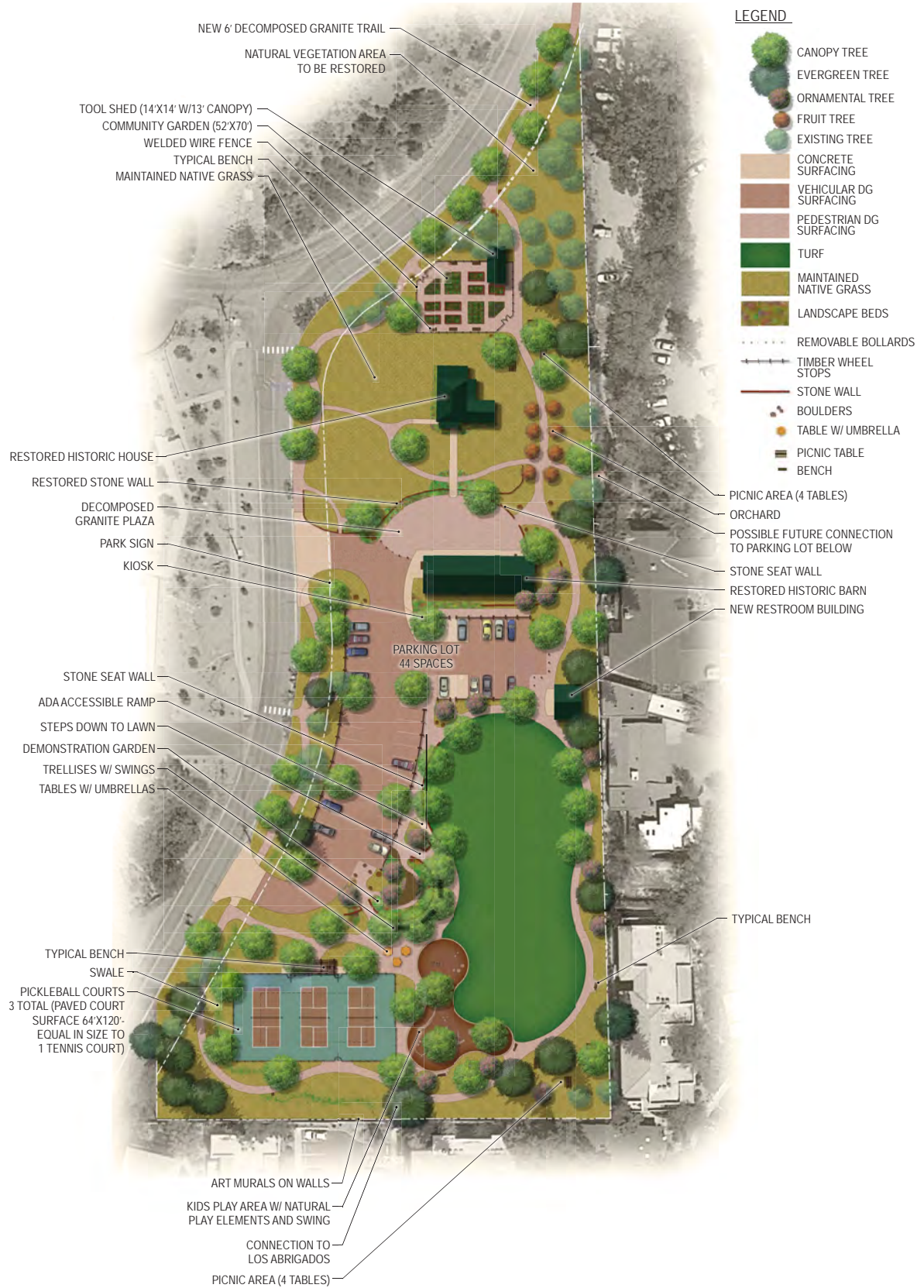
Landscaping with a Purpose

- The demonstration of native plants in the landscaping will be informative of locally occurring and low-water use plants for landscaping.
- The landscaping can include orchard trees representative of the historic agriculture along Oak Creek.
- Trees can provide shade for picnic tables and benches.



Ranger Station Park Master Plan

Site Plan



SIGN IN SHEET

Project Name: Improvements at Ranger Station Project

May 18, 2020 - 1:30 p.m.

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