



DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

102 Roadrunner Drive, Building #104
Sedona, Arizona 86336

Tel: (928) 282-1154
Fax: (928) 204-7125

SUMMARY SHEET

**Gassaway House – Red Rock Creek Subdivision
CA14-00001 (CofA)
Certificate of Appropriateness
Historic Preservation Commission**

Action Requested: Approval of a Certificate of Appropriateness request to replace the roof on the historic structure known as the "Gassaway House" (Historic Landmark No. 06) located at 35 Gassaway Place.

Staff Recommendation: Approval.

Parcel Number: 401-82-010

Public Hearing Date: January 22, 2014

Public Notice Date: January 3, 2014

Applicant: Ralph Clemmer, C/O Red Rock Creek, LLC

Site Address: 35 Gassaway Place, Sedona, AZ
(former address: 50 Schnebly Hill Road)

Lot Size: Approximately .35 acres

Community Plan Designation: SPA (Special Planning Area)

Current Zoning: PD (Planned Development - Residential)

Current Land Use: Vacant

Historical Land Use: Residential

Prepared By: Audree Juhlin, Interim Director, Department of Community & Economic Development

Sections of Staff Report:

| | |
|---------------------|--|
| Section I: | Project Summary |
| Section II: | Background |
| Section III: | Existing Conditions and Proposal Details |
| Section IV: | Commission Review and Analysis |
| Section V: | Staff Review, Analysis and Recommendation |
| Section VI: | Exhibits |

| | |
|-------------------|---|
| Exhibit A: | Application, Property Owner Letter of Intent |
| Exhibit B: | Letter from Scott Graham, SureBuild Roofing LLC |
| Exhibit C: | Photographs of Gassaway House highlighting existing roof |
| Exhibit D: | Photographs of deteriorated condition of roof and damage to the Gassaway House |
| Exhibit E: | GAF Roofing Options and Information <ul style="list-style-type: none">• Option #1 – “Grand Canyon” sunset color• Option #2 – “Grand Sequoia” mesa brown or cedar color• Option #3 – “Camelot” san Gabriel or aged oak color• Option #4 – “Timberline hickory or shakewood color |
| Exhibit F: | Approved Red Rock Creek Subdivision project data including overall site plan, final plat and floor plan for Gassaway House |



Community & Economic Development Department

SUMMARY SHEET

Gassaway House – Red Rock Creek Subdivision

CA14-00001 (CoA)

Certificate of Appropriateness

Historic Preservation Commission

SECTION 1 – PROJECT SUMMARY

The City of Sedona has received an application (Exhibit A) from property owners, Red Rock Creek, LLC, requesting approval of a Certificate of Appropriateness to replace the existing roof on the historic structure known as the “Gassaway House” located at 35 Gassaway Place off Schnebly Hill Road, Sedona in Coconino County, Arizona.

Pursuant to Section 1509 of the Sedona Land Development Code, a Certificate of Appropriate is required before any exterior improvements or development is commenced, including alterations, restoration, renovation, reconstruction, new construction, demolition or removal, in whole, or in part of any landmarked property. Because the applicant is proposing to replace the existing roof on the “Gassaway House,” a historic landmarked structure, a Certificate of Appropriateness is required.

SECTION II – BACKGROUND

Gassaway Property

The Gassaway House was built circa 1937 by Dr. Frank Gassaway, founder of Gassaway Drug Company which later became Rexall Drugs. The home is a good example of the residential style for that time period using native sandstone. The home took many years to complete as Dr. Gassaway intended to build a home that would withstand the test of time and would be ecologically sound. It is believed that Dr. Gassaway hired between 200 and 250 Native Americans and imported two to four specialty stone masons from Italy to assist in building his dream home. History indicates that the laborers gathered all the red rock used on the home from the surrounding property and that all rock was hand cut and set.

The 3,600 square feet home is one story and built using red sandstone approximately 14 -16 inch thick (random course and squared). The foundation material is concrete and red rock. The roof type is hip roof with front gable and side dorm, red composition shingle. The rafters are exposed. Windows are mixed, with a single pane stained glass window at the main entry. Glass block features are used in various locations above windows. Two notable interior features include a large floor to ceiling brick fireplace with an inlaid tile “rug” at its base and an open interior courtyard. An addition occurred sometime after the original building which enclosed what appears to have been a sun porch. Historic records indicate that the addition served as an apartment for Mrs. Gassaway’s nurse during her later years.

Landmark Designation

The Gassaway House was designated as historic landmark number 6 in March 1999 because it met the landmark designation requirement was a unique architectural residential structure possessing historic integrity with few alterations.

Zoning, Project and Certificate of Appropriateness Approvals

In February of 2000, the City Council approved a zone change application for this property from RS-18B (Single-family Residential) to T-12 (Transitional) for the Betatakin project, a mixed-use development with 15 lodging units, four artist studios, a manager's home and two single-family home sites. The owners at that time intended to remodel the existing structure for the use as a historic-style inn. As a result, the property owners submitted two separate Certificate of Appropriateness (CofA) requests. Both requests were approved by the Historic Preservation Commission. The first CofA was approved in 1999 and granted permission to the property owners to explore the structure's integrity, to remove the apartment addition and then enclose the portion of the building which was exposed. The work did not include alteration of any architectural elements.

Considerable damage and deterioration was discovered during the interior/exterior exploration of the structure. It was determined that over the years, the structure experienced damage due to numerous factors including weather, termites, rodents and general neglect and abuse. For many years the structure was used as a residential rental unit with little maintenance or repair work. In some cases, the extent of damage discovered made preservation difficult. However, it was the intent of the property owner at that time to protect and stabilize the property wherever possible and feasible. As a result, a second CofA was submitted in late 1999 and approved in early 2000 by the Commission. The applicant requested approval for the following items:

- Reconstruct the gables and finish with fish-scale shingles.
- Replace existing windows with insulated clear glass, aluminum-clad wood replicas.
- Remove the glass block detail located above existing windows and reassemble them back in a more structurally secure and sound manner. At a very minimum the property owner at that time indicated that the glass blocks above the bay windows would be reconstructed and that remaining glass block details, not associated with a bay window, may not be replaced at all depending on how many glass blocks could be salvaged. Where glass blocks were not reinserted, a taller window, same style, was proposed.
- Adding a new exterior doorway to the "sunrise suite" replacing an existing window. The intent was that the door at grade level would have the same visual appearance of a window due to a rock wall patio directly in front of the door.
- Adding a new exterior doorway to the proposed "sunset suite" next to the existing window. The intent was to locate the doorway in an inconspicuous location on the backside of the home.
- Adding two pairs of French doors to the "fireplace salon" wall to open the interior space of the atrium.
- All doors were to be replicas of aluminum-clad wood units with insulated clear glass.
- Existing steps and railings would be brought into compliance with current safety requirements as the structure was extremely deteriorated and considered unsafe.
- Removing the stairway entrance to the "apartment" addition with the intent of expanding the porch area.
- All porch areas would be finished with native stone, brick and aggregate concrete.

- After removal of the apartment addition, this area would be enclosed with an exterior finish using native red rocks to match existing stonework.
- Maintaining existing mature landscape and adding additional landscape materials and features including a pond and apple tree with an iron tree grate.

Although both of these CofAs were approved by the Commission, the property owner at that time did not follow through with most of the proposals submitted in the second CofA request. The property was later sold and the new property owners submitted a conceptual review for a zone change and subdivision to allow for a 20-unit condominium project in September 2006. Both the Planning and Zoning Commission and the Historic Preservation Commission discussed the proposal. In response to comments received at these meetings, the property owner redesigned the project to an 11-lot single-family residential subdivision, including the Gassaway House as one of the eleven units, and submitted a zone change request and preliminary plat application. On July 2, 2007, the Planning and Zoning Commission recommended approval of the applicant's revised site plan for a 10-lot subdivision, including the Gassaway House, which reflected a reduction of one unit, and a redesign of units 1 and 2 that lowered the building height of these units visible from Schnebly Hill Road. In 2009, City Council approved a final plat for Red Rock Creek subdivision with a total of ten lots, including the Gassaway House. In late 2013, as a result of a bankruptcy, the property was sold to the current owners who plan to move the subdivision forward as approved (Exhibit F).

SECTION III – EXISTING CONDITIONS & PROPOSAL DETAILS

Description of existing roof:

The Gassaway House has sat vacant for well over a decade and by some accounts for almost 15 years. The existing roof is comprised of a dimensional fiberglass asphalt shingle that was designed to look like a shake roof (Exhibit C). Although there are no records indicating the exact age of the existing roof, it is estimated, based on a number of factors, to be well over 25 years and most likely closer to 30 or more years old.

Local roofing expert, Scott Graham with SureBuild Roofing LLC, inspected the roof and indicated to staff that it is dilapidated to such a degree that it needs immediate replacement to protect the structure from further deterioration and damage (Exhibit D). The existing roof has many significant leaks which have caused serious damage to the home. There are many areas where the shingles are missing or are worn out or have been installed improperly. As a result, water has and is penetrating the deck surface, fascia boards, roof rafters, ceiling lath and causing damage to the walls and flooring. The number, degree and frequency of leaks combined with the extent of deterioration of the existing roof has reached a point where repair and patch work is no longer an option to protect and maintain the integrity of the structure. It is the professional opinion of Scott Graham, SureBuilding Roofing, LLC, that the roof must be replaced immediately (Exhibit B).

The following is a summary of the proposed work:

- Request for approval of a Certificate of Appropriateness to replace the existing roof on the historic structure known as the "Gassaway House".
- Property owner have provided several options of residential GAF roofing systems for Commission consideration.
- All roofing options (Exhibit) are premium-grade fiberglass asphalt and are limited lifetime shingles. All shingle options are designed with oversized tabs and dimensional

design. The shingle options are Class A fire rated and have a Dura Grip Adhesive seal, which has a warranty to withstand winds of up to 130 mph. The goal of the property owner in replacing the existing roof with one of the residential GAF roofing system options is to closely match and/or exceed the quality, color and style of the existing roof – basically installing a compatible but superior roofing system.

- All options provide a rugged wood-shake and or slate look to match the existing dimensional shingles on the home and give it the rugged wood-shake or slate look that the original roof had when it was first built (Exhibit E).
 - Option #1 – “Grand Canyon” sunset color
 - Option #2 – “Grand Sequoia” mesa brown or cedar color
 - Option #3 – “Camelot” san gabriel or aged oak color
 - Option #4 – “Timberline hickory or shakewood color
- Proposed work will not adversely affect the existing structure.
- The applicant intends to act immediately to replace the roof upon approval of a roof material and color through the issuance of a Certificate of Appropriateness by the Commission.

SECTION IV – COMMISSION REVIEW AND ANALYSIS

Historic Preservation Commission Review

Article 15 (Historic Preservation Ordinance) Section 1509 of the Sedona Land Development Code (SLDC), Exhibit G, requires the approval of a Certificate of Appropriateness before any exterior improvement or development is commenced, including alterations, restoration, renovation, reconstruction, new construction, demolition or removal, in whole, or in part of any landmarked property.

SLDC subsection 1509.03 (Commission Review and Decision) states that it is the intent of the Historic Preservation Ordinance to ensure insofar as possible, that properties designated as landmarks shall be in harmony with the architectural and historical character of the property. When reviewing an application for a Certificate of Appropriateness, the Commission may approve, conditionally approve, or deny a Certificate of Appropriateness based on the following:

- *The proposed work does not detrimentally alter, destroy or adversely affect any architectural or landscape feature; and*
- *The proposed work will be compatible with the relevant historic, cultural, educational or architectural qualities characteristic of the structure or district and shall include but not be limited to elements of size, scale, massing, proportions, orientation, surface textures and patterns, details and embellishments and the relationship of these elements to one another; and*
- *The proposed work conforms with review guidelines and/or other applicable criteria; and*
- *The exterior of any new improvement, building or structure in a designated historic district or upon a landmarked site will not adversely affect and will be compatible with the external appearance of existing designated buildings and structures on the site or within a historic district.*

Compliance with Certificate of Appropriateness Findings

SLDC subsection 1509.03(C), Exhibit G, indicates that the Commission may utilize the following documents and criteria as guidelines when considering an application for a Certificate of Appropriateness:

- *Approved design guidelines for a designated historic district.*
- *Secretary of the Interior's Standards for Rehabilitation*
- *Secretary of the Interior's Preservation Briefs and other information developed by the US Department of the Interior Park Service, Arizona Historic Preservation Office (SHPO), National Trust for Historic Preservation, National Alliance of the Preservation Commissions, Association of Preservation Technology and the Old House Journal*
- *Any other guidelines as adopted by the City.*

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards have been widely used over the years, particularly to determine if rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect the Nation's cultural resources. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. *(Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)*

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a

building's historical significance, as well as taking into account a number of other considerations, including relative importance in history, physical condition, proposed use, and mandated code requirements. In this case, the most applicable consideration is the physical condition.

Physical Condition. What is the existing condition – or degree of material integrity – of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.

Because it is the understanding of staff that the existing roof is not the original and is most likely considered modern - approximately 25-30 plus years old, and because the condition of the current roof has deteriorated significantly, requiring replacement, **Rehabilitation** is probably the most appropriate treatment.

The Standards for Rehabilitation define "rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the process of "rehabilitation" assumes that at least some repair or alteration of a historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments, if improperly applied, may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The Standards should 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.*

Replacement

The Secretary of the Interior's Standards for Rehabilitation guidelines define replacement as necessary when the level of deterioration or damage of materials precludes repair. The guidelines suggest that the preferred option for replacement is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

Under "Roofs" specifically, the guidelines state that roofs are an important design element of many historic buildings. In addition, a weather tight roof is essential to the long term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather and cost. The guidelines recommend identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color and patterning.

The guidelines do not recommend radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. The guidelines do not recommend removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or "improved" appearance. The guidelines also do not support changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished. Stripping the roof of sound historic material such as slate, clay tile, wood and architectural metal, and applying paint or other coatings to roofing material which has been historically uncoated is not recommended.

When replacing a roof, the guidelines recommend replacing the entire roof that is too deteriorated to repair. If the overall form and detailing are still evident, using physical evidence as a model to reproduce the feature is recommended. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

SECTION V – STAFF REVIEW, ANALYSIS AND RECOMMENDATION

City of Sedona staff has researched City-maintained files related the Gassaway House. Based on this research, it was discovered that in 1999 and into early 2000, it was determined by staff that the roof was in need of immediate work and repair. However, no work was ever completed on the roof. Thus, with the lapse of another 13 years and continuing neglect, the condition of the existing roof is serious and requires immediate attention to prevent further damage to the structure. Staff makes this determination based on supporting documentation and conversations with the property owner and local roofing expert, whose professional opinion is that the existing roof has deteriorated to the extent that a new roof is deemed necessary for the on-going maintenance and preservation of the Gassaway House.

Staff agrees with the property owner and the roofing expert that the current condition of the roof warrants the declaration of an “emergency” situation requiring an expedited review and approval of a replacement roof. While all roofing options presented are good quality roofing material, staff recommends Option #2 “Grand Sequoia” in the “mesa brown” color as it most closely matches the current and historic color of the Gassaway House roof. Further, staff believes that the roofing material proposed is compatible and comparable to the existing roof and does not propose any changes to the structure or undermine the integrity of its historic nature. Specifically, the proposed work:

- does not alter, destroy or adversely affect any architectural features;
- will be compatible with the relevant historic and architectural qualities and characteristic of the structure; and
- conforms with review guidelines and/or other applicable criteria; and
- the exterior appearance will not be adversely affected.

In summary, the property owner made the City aware of the deteriorated state of the roof and subsequent damage to the structure in December 2013. Although the property owner ultimately desired to replace the roof at that time, he understands the historic landmark designation restrictions and the requirement for an approved Certificate of Appropriateness. The property owner has worked diligently and closely with staff to satisfy all requirements associated with the CofA approval process. The earliest available date for Commission review and approval based on legal noticing requirements and room and Commission availability was January 22, 2013. Staff and the property owner did not want to further delay the date or prolong the review process because of the possibility of further damage to the structure associated with a winter storm system hitting the Sedona area before the roof could be replaced. Further delays in replacing the roof continue to place the historic structure in jeopardy of additional decline in its condition. Staff strongly urges the Commission to take action and approve the Certificate of Appropriateness to replace the existing roof on the Gassaway House with one of the Options presented by the property owner.

Sample Motions for Commission Use

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

Draft Motion for Approval

I move to approve case number CA14-00001 (CofA) to replace the existing roof on the "Gassaway House" with the roofing material Option #2 "Grand Sequoia" in the "mesa brown" color (or other option of preference) based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the conditions as outlined in the staff report.

Draft Motion for Denial

I move to deny case number CA14-00001 (CofA) to replace the existing roof on the "Gassaway House" with the roofing material proposed by the property and recommended by City of Sedona staff - (Please specify findings):

Exhibit A
Application, Property Owner Letter of Intent



CITY OF SEDONA
Department of Community & Economic Development
102 Roadrunner Drive
Sedona, AZ 86336
(928) 282-1154

Sedona Historic Preservation Commission Application for Certificate of Appropriateness

Name of Applicant: Ralph Clemmer

Mail Address: PO Box 1180, Clarkdale, AZ 86324

Phone Number: (949) 212-4443 E-Mail: Ralph@BCLandGroup.com

Identification of Landmark:

Landmark No: #6 Location: 35 Gassaway Place

Parcel number: 401-82-010 County: Coconino

Name of Owner(s): Red Rock Creek, LLC

Name of owner's agent if any: _____

Address: 1575 Spinnaker Dr. #205, Ventura, CA 93001

Phone: (949)212-4443 Email: Ralph@BCLandGroup.com

Present use(s): Single-Family Residence - Vacant

Building Type: Stem Wall- Stone On Grade -Conventional Construction date(s): 1943

Integrity: Being Compromised (Interior and Exterior due to Dilapidated/Leaky Comp. Roof.

Condition: Poor- due to water damage caused by Leaky Roof

Brief description of proposed work (also attach letter of intent for complete description):

To replace existing/damaged comp. roof with "new" comp roof

Timing of project: ASAP - Upon City Approval - January 2014

**Sedona Historic Preservation Commission
Application for Certificate of Appropriateness**

Attachments required:

- Letter of Intent
- Current Photographs of property – all exterior elevations with emphasis on elevations facing public rights-of-way.
- Elevations: all sides of the building(s) under review; heights of proposed and adjacent buildings; notation of changes in exterior material and/or color.
- Material examples of colors, with manufacturers and names or numbers identified.
- Landscape plans showing existing and proposed plant material, indicate species type and size. Also show trees to be removed with an "X". Indicate trunk diameters. *N/A*
- Site plans showing location of proposed structure(s), use(s), and area in square feet; setbacks from property lines in all structures; north arrow; adjacent streets, driveways, etc., appropriately labeled; landscaped and paved areas; building footprint for all existing buildings on the site; and footprints of buildings on adjacent properties.
- Area map showing ownership of all properties within 300 feet. (Available from Sedona GIS Department)
- Other:

Signature of applicant: *Ralph Clemm* Date: Jan 2, 2014

Letter of Intent

Subject Property: Gassaway House – Landmark #6

Address: 35 Gassaway Place

To: Audree Juhlin – Assistant Community Development Director, City of Sedona

From: Ralph Clemmer – BC Land Group

Date: January 2, 2014

Brief History: The Gassaway house has set dormant for well over a decade going thru (2) Developers and a Bank Foreclosure. BC Land Group bought the property (Gassaway House and The Red Rock Creek Final Plat Map) back in August of 2013.

Request: To get the City of Sedona’s authorization to replace the Exterior Roof which is dilapidated/leaking in a lot of places and is down to the felt in some places. The interior of the house has water damage due to the leaky roof. Also, the exterior roof trusses and fascia boards are suffering wood wrought due to water intrusion. The “new” roof will be of the same material (Composite Roof Shingles) as current roof. It will be upgraded with a higher grade of Comp. shingle material (See Attachment – Roof Styles and Colors)

For your Review:

- 1) Pictures of the Gassaway House (Interior and Exterior Damage)**
- 2) Comp Roof and Colors – 4 Styles Under Consideration**

Interior Damage and Exterior Damage (See Pictures Attached)

- 1) Ceiling Drywall**
- 2) Interior Plaster Wall Damage**
- 3) Window Damage**
- 4) Sub-floor Damage**
- 5) Roof (Lack of,)**
- 6) Damage to the Roof Trusses, Eaves and Fascia Board**

In my profession building opinion, the existing roof is well over 20 years and is more like +30 Years. I also, attached an Expert letter of Opinion for from Scott Graham at SureBuild Roofing who has inspected the condition of the roof.

Replacement Roof (See attached PDF):

- 1) Comp Roof Style: Same as existing Roof**
- 2) 4 Styles- 6 Ply to 3 Ply**
- 3) Cost Range: Approx. \$16,000 to \$35,000**

Major Reasons why the Roof needs to be replace now (Urgent).

- 1) To protect The Gassaway Historical House from further interior/Exterior Damage and Preserve e a Historical Significant Building in the City of Sedona.
- 2) Financial Impact: To protect a million dollar asset.
- 3) Enables us (the developer) in finishing the interior restoration of the Gassaway House.

If you feel it is necessary, I would be more then happy to me with you, and or, any other staff members to tour the Gassaway House.

Please email or call me if you have any questions. I look forward working with you on the matter.

Thank You for Time and Consideration on the Critical Matter.

A handwritten signature in black ink, appearing to read "Ralph Clemmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ralph Clemmer
BC Land Group
(949)212-4443

Exhibit B
Letter from Scott Graham, SureBuild Roofing LLC

Scott A. Graham

905 Cove Parkway Ste 103
Cottonwood, AZ 86326
928.239.9141
scottg.sbr@gmail.com

December 24, 2013

City of Sedona

Audree Juhlin
102 Roadrunner Drive
Sedona, AZ 86336

Dear **Historic Preservation Commission**:

Ralph Clemmer instructed me, Scott A. Graham, owner of SureBuild Roofing LLC to contact you regarding the home located at **35 Gassaway Place, Sedona, AZ, in regards to the roofing replacement.**

It is with my professional experience as a general contractor and a roofing contractor that the roof needs to be replaced immediately.

Mr. Clemmer acquired the property in the last year and was not aware that the roof was leaking and permanently damaging the home. There are many areas where the shingles have blown off, are worn-out, or installed improperly that allows the water to penetrate to the deck surface, fascia boards, roof rafters, ceiling lath and plaster of said structure.

The roof in its current condition is beyond repair and needs to be replaced immediately to preserve the historical value of the home.

If you have questions, or if you want to schedule a meeting with myself, and/or Ralph Clemmer, please contact me at **928.300.7787**.

I look forward to meeting with you to further discuss this matter ASAP to preserve this home's integrity.

Sincerely,

Scott A. Graham

SureBuild Roofing LLC
Enclosure

Exhibit C
**Photographs of Gassaway House highlighting existing
roof**

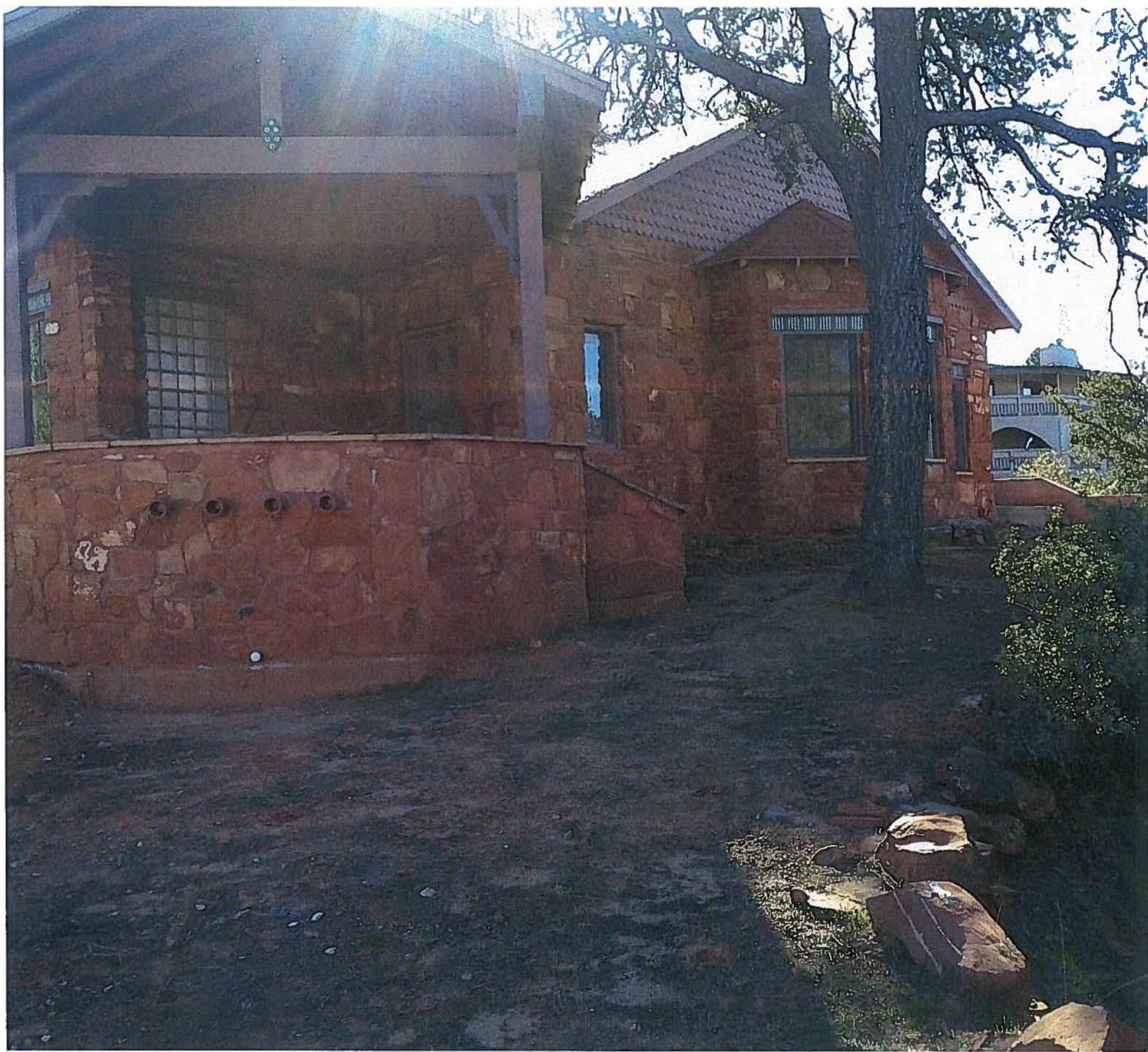


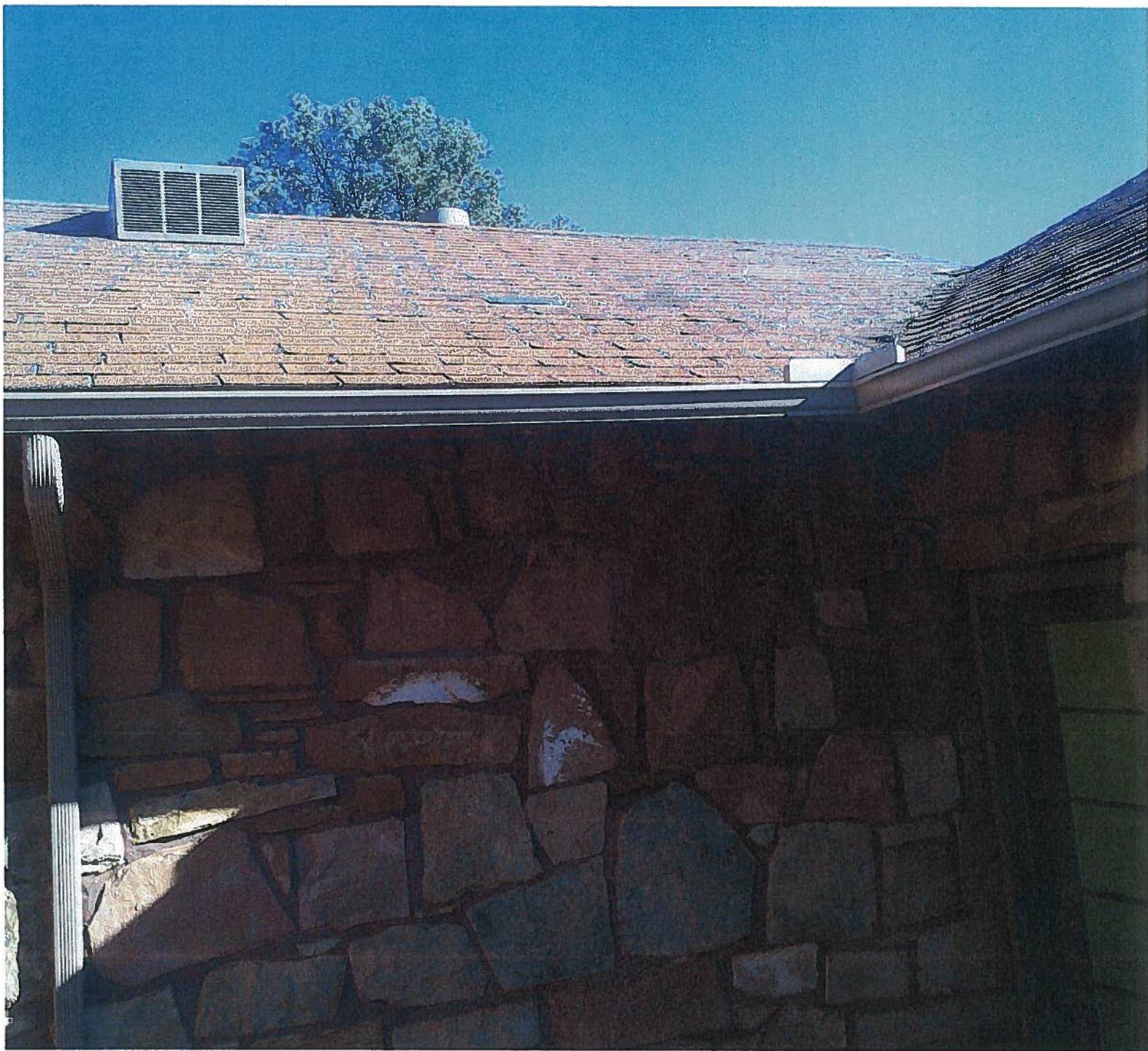






Exhibit D
**Photographs of deteriorated condition of roof and damage to
the Gassaway House**









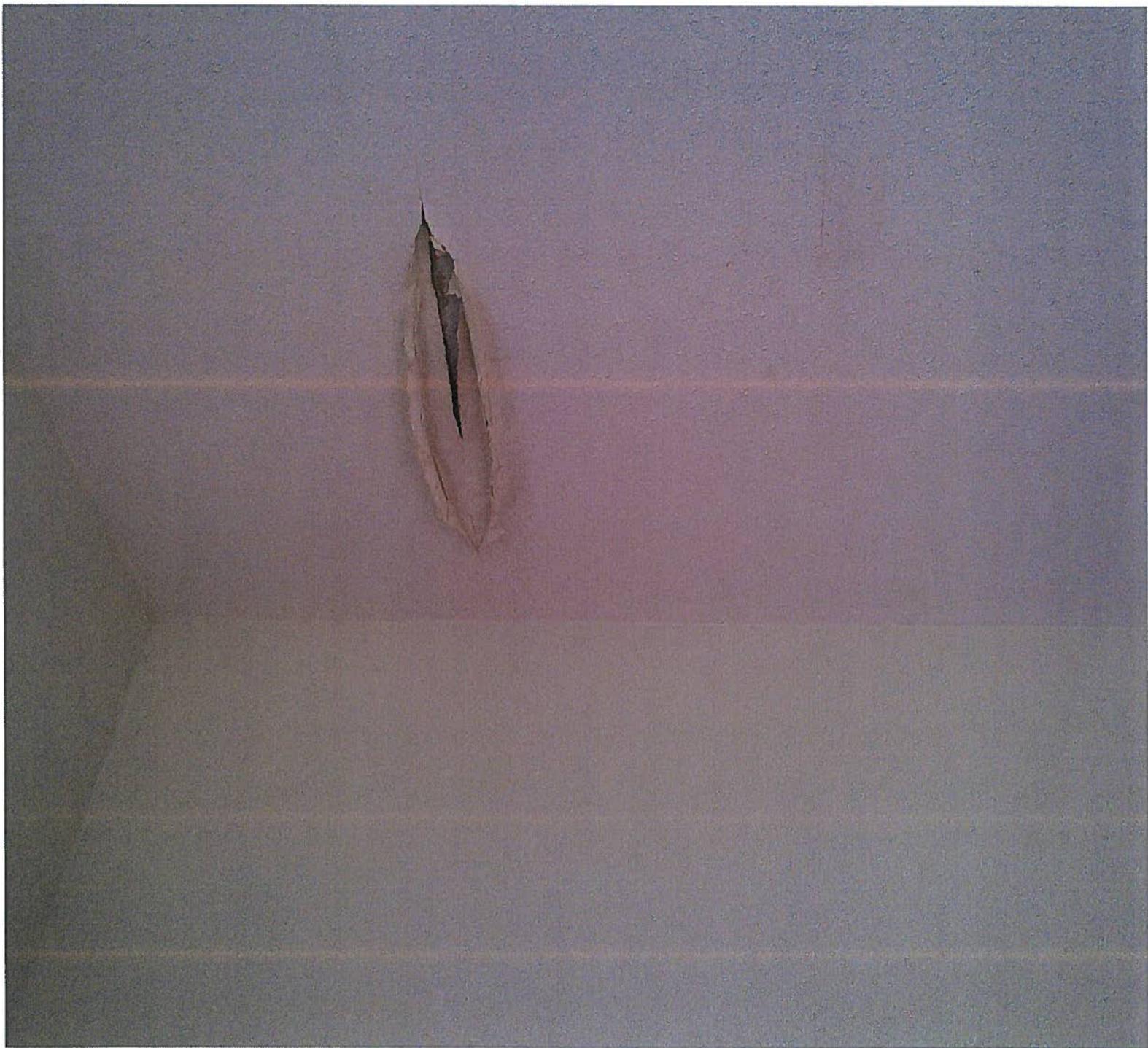














Exhibit E

GAF Roofing Options and Information

- *Option #1 - "Grand Canyon" sunset color*
- *Option #2 - "Grand Sequoia" mesa brown or cedar color (Staff Recommended)*
- *Option #3 - "Camelot" san Gabriel or aged oak color*
- *Option #4 - "Timberline hickory or shakewood color*

Grand Canyon[®]

LIFETIME *Designer* SHINGLES

"The incredible depth and dimension of Grand Canyon[®] Shingles will astound even the most casual observer!"

Storm Cloud Gray

Moss Green

Mission Brown

Sedona Sunset

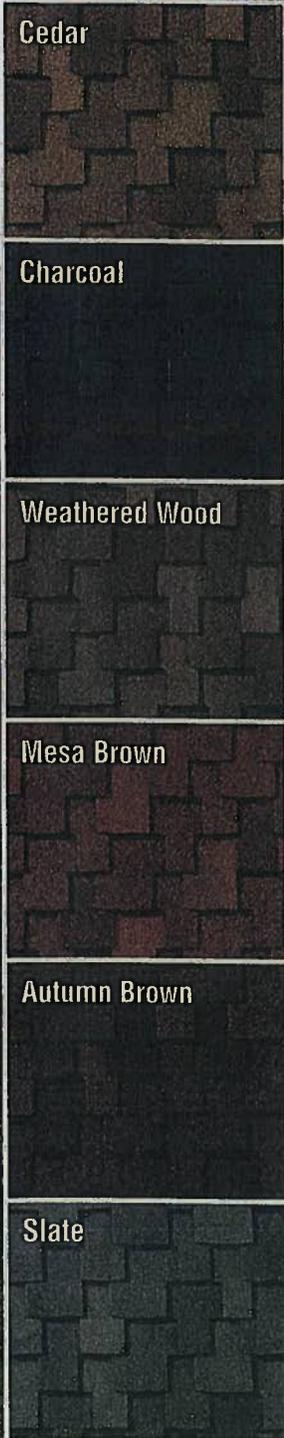
Black Oak

Stone Wood

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

GRAND SEQUOIA®

LIFETIME *Designer* SHINGLES



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full size shingles.

CAMELOT[®]

LIFETIME *Designer* SHINGLES

Color Shown:
San Gabriel



Antique Slate



Aged Oak



Welsh Gray



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

TIMBERLINE ULTRA HD

LIFETIME HIGH DEFINITION SHINGLES

"Your Best Investment For
An **Ultra-Dimensional**
Wood-Shake Look"

for HOMEOWNERS

- **Best Investment...** Just pennies-a-day more than standard architectural shingles.¹
- **Ultra-Dimensional Look...** Up to 53% thicker,¹ Timberline Ultra HD® Shingles feature GAF's "High Definition" color blends and enhanced shadow effect for an ultra-dimensional wood-shake look on your roof.
- **Safer...** Class A fire rating from Underwriters Laboratories, the highest rating possible.
- **High Performance...** Designed with Advanced Protection® Technology, which minimizes the use of natural resources while providing superior protection for your home (visit www.gaf.com/aps to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph.²
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.³
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles (in the West, use Ridglass® Premium Ridge Cap Shingles).

for PROFESSIONALS

- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance of Call-Backs...** Durable, wind-resistant shingles include 130 mph ltd. wind coverage!²

¹ Note: Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

² This wind speed coverage requires special installation, see GAF Shingle & Accessory Ltd. Warranty for details.

³ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable.

Color Shown:
Slate



Extra-thick layers make Timberline Ultra HD® Shingles up to 53% thicker than standard architectural shingles—for a natural dimensional beauty that you'll notice and appreciate.*

*Note: Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.



TIMBERLINE®

LIFETIME HIGH DEFINITION SHINGLES

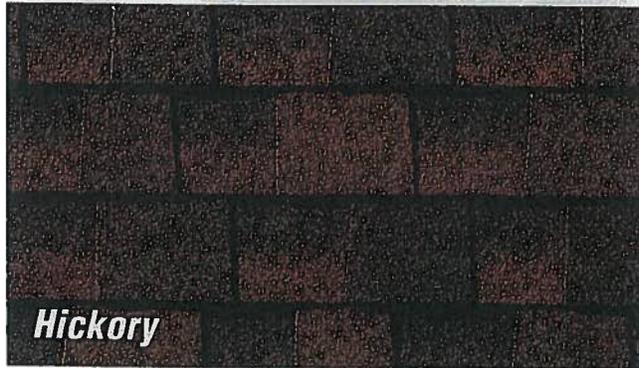
Most Popular High Definition® Colors (Available nationwide)



Barkwood



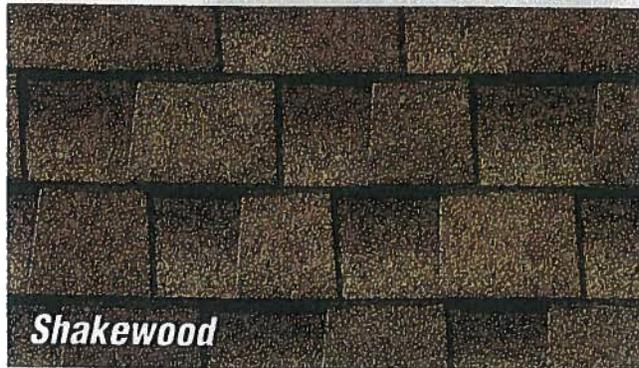
Charcoal



Hickory



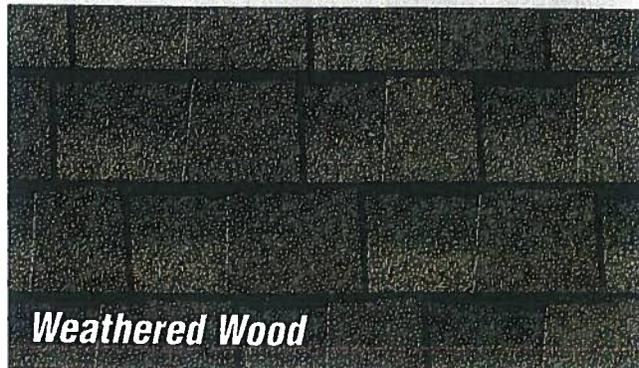
Hunter Green



Shakewood



Slate



Weathered Wood



Note: StainGuard® Protection available in most areas

Note: It is difficult to reproduce the color clarity and actual color blends of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.



TIMBERLINE HD

LIFETIME HIGH DEFINITION SHINGLES

"Value And Performance In A Genuine Wood-Shake Look"



Color Shown:
Weathered Wood

for HOMEOWNERS

- **Great Value...** Architecturally stylish but practically priced—with a Lifetime Ltd. warranty.
- **Dimensional Look...** Features GAF's "High Definition" color blends and enhanced shadow effect for a genuine wood-shake look.
- **Safer...** Class A fire rating from Underwriters Laboratories, the highest rating possible.
- **High Performance...** Designed with Advanced Protection® Technology, which minimizes the use of natural resources while providing superior protection for your home (visit www.gaf.com/aps to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph.¹
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.²
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles (in the West, use Ridglass® Premium Ridge Cap Shingles).

for PROFESSIONALS

- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance of Call-Backs...** Durable, wind-resistant shingles include 130 mph Ltd. wind coverage!

¹ This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

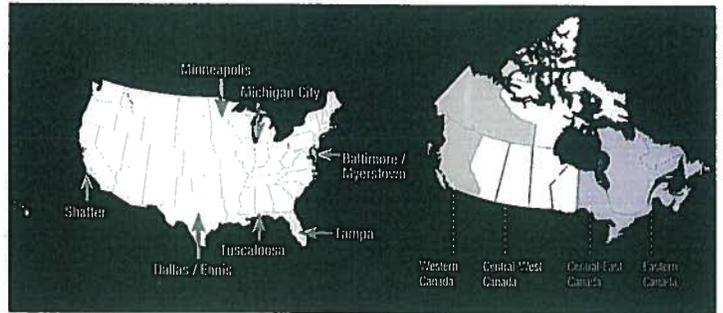
² See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable.





High Definition® Colors/Availability

Regional High Definition® Colors (See chart below for availability)



Availability

Color Key:
● - Timberline HD® ▲ - Timberline Ultra HD®

| | Ask your contractor which of these GAF plants supplies the shingles in your area... | | | | | | | | | | |
|-----------------------------|---|-----------------|------------------|----------------|------------|----------|---------------|----------------|---------------------|---------------------|----------------|
| | Baltimore/Myerstown MD | Dallas/Ennis TX | Michigan City IN | Minneapolis MN | Shafter CA | Tampa FL | Tuscaloosa AL | Western Canada | Central West Canada | Central East Canada | Eastern Canada |
| Most Popular Colors: | | | | | | | | | | | |
| Barkwood | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ |
| Charcoal | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ |
| Hickory | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ |
| Hunter Green | ●▲ | ● | ●▲ | ●▲ | ●▲ | ● | ● | ▲ | ▲ | ●▲ | ●▲ |
| Shakewood | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ |
| Slate | ●▲ | ●▲ | ●▲ | ● | ●▲ | ●▲ | ●▲ | ●▲ | ● | ● | ●▲ |
| Weathered Wood | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ | ●▲ |
| Regional Colors: | | | | | | | | | | | |
| Birchwood | | | ● | ● | ●▲ | ● | ● | ●▲ | ● | ● | |
| Biscayne Blue | ●▲ | | | | | | | | | | ▲ |
| Canadian Driftwood | | | | | | | | ● | ● | ● | ● |
| Copper Canyon | | | | | ●▲ | | | ▲ | | | |
| Driftwood | | | | | | ●▲ | ● | | | | |
| Fox Hollow Gray | ●▲ | | ● | ● | | | | | | | ▲ |
| Mission Brown | ● | ● | ● | ● | ●▲ | | | ●▲ | ● | ● | ● |
| Oyster Gray | ● | | | | | | | | | | |
| Patriot Red | ●▲ | | ▲ | | | | | | | | ▲ |
| Pewter Gray | ●▲ | ● | ●▲ | ●▲ | | | ●▲ | ● | ●▲ | ●▲ | ●▲ |
| Sienna Sunset | | | | | | ▲ | | | | | |
| Sunset Brick | | | | | ●▲ | | | | | | |
| White ¹ | | | | | ● | | ● | | | | |
| Williamsburg Slate | ● | | ● | | | | | | | | |

¹ Timberline HD® White is ENERGY STAR® qualified (U.S. only) and listed with the Cool Roof Rating Council (CRRCC). See gaf.com for availability and details.

Exhibit F
Approved Red Rock Creek Subdivision
project data including overall site plan,
final plat and floor plan for Gassaway House

Official Records of
 Final Plat - Final
 Instrument # 3573
 Recorded At The Recorder's
 Office On 08/11/2010
 Date of Sale 08/11/2010
 County 000000

DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF COCONINO)

KNOW ALL MEN BY THESE PRESENTS:

THAT SECURED CAPITAL MANAGEMENT CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "RED ROCK CREEK", SITUATED WITHIN A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, SEDONA, ARIZONA, AS SHOWN PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "RED ROCK CREEK", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE BUILDING ENVELOPES, TRACTS, EASEMENTS AND STREETS, CONSTITUTING SAME, AND THAT EACH BUILDING ENVELOPE, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS ARE DECLARED FOR THE PURPOSES SHOWN HEREON.

TRACT "A" IS HEREBY DECLARED AS A PRIVATE ACCESSWAY FOR THE EXCLUSIVE USE OF THE OWNERS AND THE RED ROCK CREEK HOMEOWNERS ASSOCIATION AND THEIR ASSIGNS, AND IS NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT FOR EASEMENTS AS SHOWN AND DESCRIBED HEREON. TRACT "A" WILL BE OWNED AND MAINTAINED BY THE RED ROCK CREEK HOMEOWNERS ASSOCIATION. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACT.

A BLANKET EASEMENT IS HEREBY DECLARED OVER TRACT "A" AND THAT PORTION OF THE BUILDING ENVELOPE FOR UNIT 10 AS SHOWN HEREON FOR DRAINAGE, PUBLIC UTILITIES, PRIVATE UTILITIES, CABLE TELEVISION, REFUSE COLLECTION AND INGRESS AND EGRESS BY THE CITY OF SEDONA, UTILITY COMPANIES, EMERGENCY AND SERVICE VEHICLES.

TRACTS "B", "C", "D", "E" AND "F" ARE HEREBY DECLARED AS COMMON AREAS FOR THE PURPOSES SHOWN, AND FOR THE EXCLUSIVE USE OF THE HOMEOWNERS ASSOCIATION AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT FOR EASEMENTS AS SHOWN AND DESCRIBED HEREON. TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACT.

IN WITNESS WHEREOF:

SECURED CAPITAL MANAGEMENT CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 5 DAY OF August 2010.

BY: SECURED CAPITAL MANAGEMENT CO., LLC
 A DELAWARE LIMITED LIABILITY COMPANY

BY: Doug Smith
 ITS MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF COCONINO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF August 2010 BY DOUG SMITH, MANAGER OF SECURED CAPITAL MANAGEMENT CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Dana Frankenburg
 NOTARY PUBLIC MY COMMISSION EXPIRES 01/06/12

RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST AND DOES HEREBY RATIFY THIS PLAT.

COLONIAHEVE, INC., AN ARIZONA CORPORATION

BY: Doug Smith TITLE: Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
 COUNTY OF COCONINO)

ON THIS 5 DAY OF August 2010, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED DOUG SMITH WHO ACKNOWLEDGED HIMSELF TO AN AUTHORIZED REPRESENTATIVE OF COLONIAHEVE, INC., AN ARIZONA CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

BY: Dana Frankenburg
 NOTARY PUBLIC MY COMMISSION EXPIRES 01/06/12

APPROVALS

COMMUNITY DEVELOPMENT DEPARTMENT

John B. Nie 8/10/10
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE

Public Works Department
 Chasandra Masley 8-11-10
 CITY ENGINEER DATE

SEDONA FIRE DISTRICT
 William Yarbrough 8/9/10
 FIRE WARDEN DATE

CITY COUNCIL
 [Signature] 8/9/2010
 MAYOR DATE

CITY CLERK
 [Signature] 8/11/10
 DATE

FINAL PLAT

FOR

"RED ROCK CREEK"

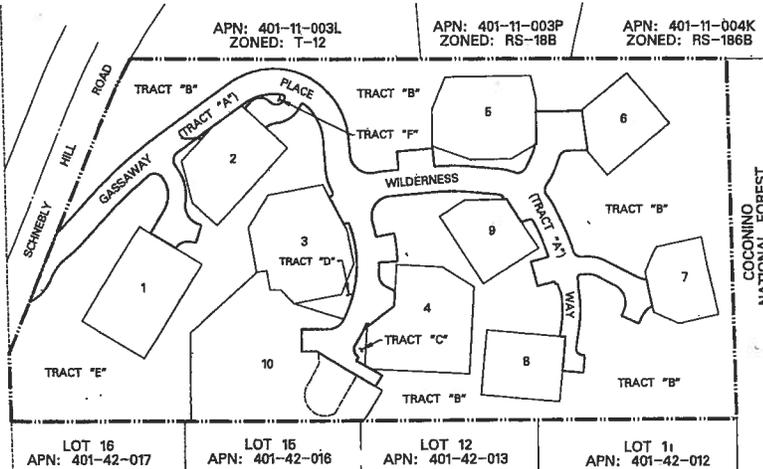
A PORTION OF SECTION 8 TOWNSHIP 17 NORTH, RANGE 6 EAST,
 OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SEDONA
 COCONINO COUNTY, ARIZONA.
 ASSESSOR PARCEL 401-11-006 B, C & D
 SUB2006-16

OWNER / DEVELOPER

SECURED CAPITAL MANAGEMENT CO., LLC
 P.O. BOX 27170
 SCOTTSDALE AZ 85265
 CONTACT: BRENT HENRIKZIAN

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
 201 WEST INDIAN SCHOOL ROAD,
 PHOENIX, AZ 85014
 TEL: (602) 255-1334
 FAX: (602) 255-1385
 CONTACT: RYAN H. RAAB, PE



RED ROCK HEIGHT
 CASE 2 OF MAPS AND PLATS, PAGE 263,
 OFFICIAL RECORDERS OF COCONINO COUNTY.

| TRACT AREA AND USE TABLE | | |
|--------------------------|-------|---|
| TRACT | ACRES | USE |
| A | 0.68 | PRIVATE INGRESS-EGRESS EASEMENT, UTILITY EASEMENT, EMERGENCY AND SERVICE VEHICLE EASEMENT, AND DRAINAGE EASEMENT - CLASS II |
| B | 1.63 | COMMON OPEN SPACE, UTILITY EASEMENT, DRAINAGE EASEMENT-CLASS II, SLOPE EASEMENT |
| C | 0.01 | COMMON OPEN SPACE, UTILITY EASEMENT, DRAINAGE EASEMENT-CLASS II, SLOPE EASEMENT |
| D | 0.02 | COMMON OPEN SPACE, UTILITY EASEMENT, DRAINAGE EASEMENT-CLASS II, SLOPE EASEMENT |
| E | 0.65 | COMMON OPEN SPACE, UTILITY EASEMENT, DRAINAGE EASEMENT-CLASS II, SLOPE EASEMENT |
| F | 0.01 | COMMON OPEN SPACE, UTILITY EASEMENT, DRAINAGE EASEMENT-CLASS II, SLOPE EASEMENT |
| TOTAL | 3.20 | |

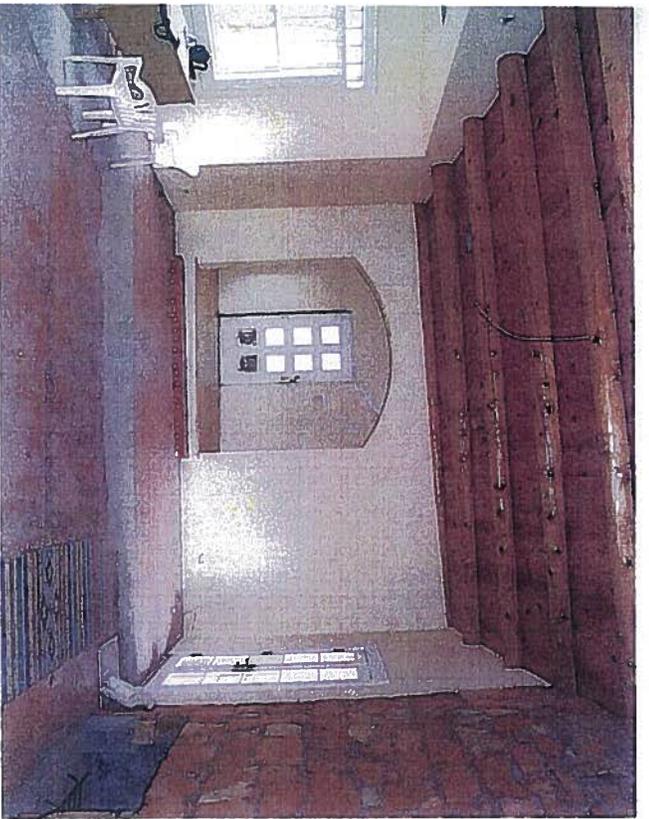
SURVEYOR CERTIFICATION

I, DAVID P. FORNEY, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON, CONSISTING OF 3 SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF _____, 2007, AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION.

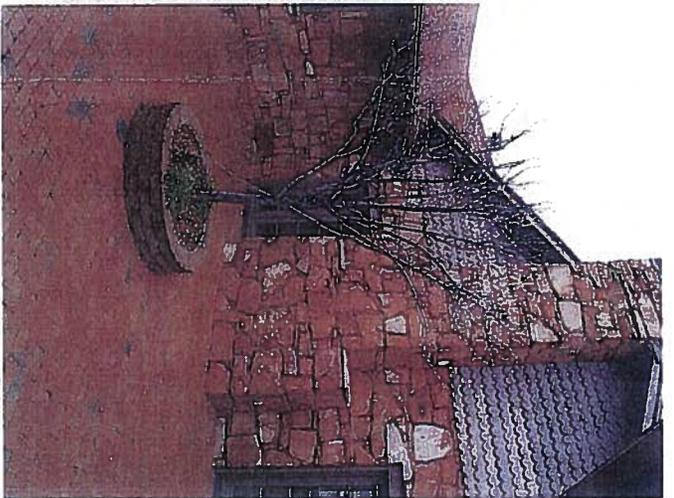


DAVID P. FORNEY
 ARIZONA REGISTERED LAND SURVEYOR
 REGISTRATION # 27238
 HOSKIN-RYAN CONSULTANTS, INC.
 PHOENIX, ARIZONA.

GRO:
 SI:



LIVING ROOM



EXTERIOR ATRIUM



NW TERRACE



NW TERRACE

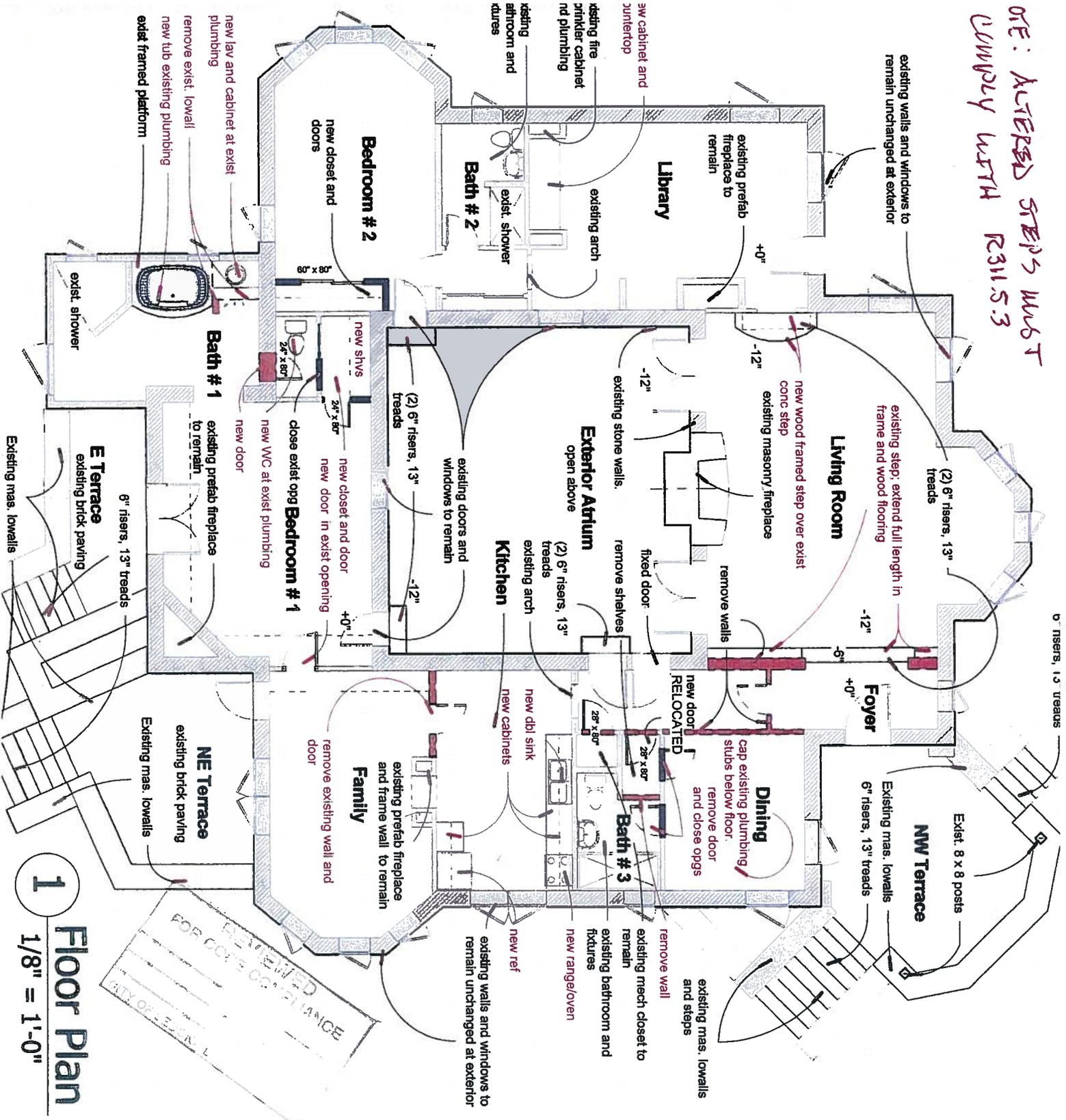


S WALL A/C UNITS



NW TERRACE

NOTE: ALTERED STEPS W/OUT
 COMPLY WITH R311.5.3



1
Floor Plan
 1/8" = 1'-0"



28235 N 33rd Ave
 Phoenix, AZ 85083-8645
 (623) 434-5750 phone
 www.berkadesign.com
 brian@berkadesign.com

Gassaway House

50 Schnebly Hill Rd. Sedona, AZ

| | |
|------------------|----------------------|
| PROJECT NO.: | 09-002 |
| Gassaway House | |
| First Floor Plan | |
| SCALE: | 1/8" = 1'-0" |
| DRAWN BY: | BGB |
| CHECKED BY: | BGB |
| DATE: | 07/13/09 |
| SHEET NO. | A101 |
| | 7/14/2009 7:16:44 AM |