



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☐ Contract ☒ Grant

Requested Board Meeting Date: 8/17/2020

* = Mandatory, information must be provided

or Procurement Director Award ☐

***Contractor/Vendor Name/Grantor (DBA):**

The Bert W. Martin Foundation

***Project Title/Description:**

Restoration of Manning Senior House (Bldg 101) in Historic Canoa Ranch

***Purpose:**

Begin detailed design plans for interior restoration of Manning Sr House and improve security fencing in Heritage Area

***Procurement Method:**

Not applicable.

***Program Goals/Predicted Outcomes:**

Fund design plans for the interior of the Manning Senior House for a museum gallery, event center and cafe and replace barbed wire security fencing with rustic wrought iron.

***Public Benefit:**

Historic Canoa Ranch is one of the most historically and culturally significant ranches in southern Arizona that serves the needs of the Green Valley area as well as attracting tourists from all over the world. NRPR expects visitation will grow to tens of thousands of visitors annually as we complete these enhancements. The restored Manning Senior House will complete the full living museum experience that Canoa Ranch embodies and provide large indoor spaces for multiple educational activities and fundraising events. The cafe will be a desired amenity serving light meals and drinks affording visitors the opportunity to spend the day at Canoa immersed in its natural, cultural and historical resources. Historic Canoa Ranch contributes both to Pima County resident pride of place as well as the tourist economy.

***Metrics Available to Measure Performance:**

None

***Retroactive:**

No

AM Approved 7/29/2020 *ELB*
Revised 5/2020

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount: \$* _____ ☐ Revenue Amount: \$ _____

***Funding Source(s) required:**

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No

If Yes, is the Contract to a vendor or subrecipient?

Were insurance or indemnity clauses modified? ☐ Yes ☐ No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? ☐ Yes ☐ No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Amendment No.: _____ AMS Version No.: _____
Commencement Date: _____ New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

☐ Expense or ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$ _____

Is there revenue included? ☐ Yes ☐ No If Yes \$ _____

***Funding Source(s) required:**

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Grant/Amendment Information (for grants acceptance and awards)

☒ Award ☐ Amendment

Document Type: GTAW Department Code: PR Grant Number (i.e., 15-123): 21*13

Commencement Date: 7/1/2020 Termination Date: 6/30/2022 Amendment Number: _____

☐ Match Amount: \$ _____ ☒ Revenue Amount: \$ \$150,000.00

***All Funding Source(s) required:**

*Match funding from General Fund? ☐ Yes ☒ No If Yes \$ _____ % _____

*Match funding from other sources? ☐ Yes ☒ No If Yes \$ _____ % _____

*Funding Source: _____

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)? _____

Contact: Robert Padilla

Department: Natural Resources, Parks and Recreation Telephone: 520-724-5235

Department Director Signature/Date: [Signature] 7/27/20

Deputy County Administrator Signature/Date: [Signature] 7/28/2020

County Administrator Signature/Date: [Signature] 7/28/2020
(Required for Board Agenda/Addendum Items)

The Bert W. Martin Foundation
Attn: Ms. Dana Warden-Sutherland, Director
205 De Anza Blvd. #126
San Mateo, CA 94402

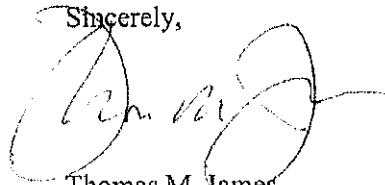
To reiterate, any organization receiving a grant this year which fails to submit seven (7) copies of its detailed written progress report outlining its use of funds prior to January 31 of the following year will be disqualified from receiving grants in that year. Such organizations will also be disqualified from receiving any future grants until a corrective progress report for the previous grant is submitted.

And, any organization requesting a future grant must submit seven (7) copies of its grant request to the address noted above on or before January 31 of the year of the grant or it will be disqualified from receiving a grant that year. The detailed progress report regarding a prior year grant and the grant request for the current year must be separate documents for easy review by the Foundation Board.

The Bert W. Martin Foundation continues to transition to a digital platform which we hope will be fully operational by late 2020. Once operational, we will accept detailed progress reports and grant requests in digital form only through the Foundation website. If the website is operational in time for calendar year 2021 grant requests, we will contact you in writing with detailed rules for submitting detailed progress reports and grant requests.

Thank you for your interest in the Bert W. Martin Foundation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tom M. James', is written over a circular embossed seal of the Bert W. Martin Foundation.

Thomas M. James
Secretary of the Foundation

TMJ:tlw
Enclosure

May 15, 2020

Pima County Natural Resources Parks & Recreation
Attn: Mr. Christopher C. Cawein, Director
3500 West River Road
Tucson, AZ 85741

Dear Mr. Cawein:

The Bert W. Martin Foundation is pleased to inform you that it has approved a grant to Pima County Natural Resources Parks & Recreation in the amount of \$150,000 ("the Grant"). By accepting the Grant, your organization agrees to use it solely for purposes described in Section 501 (c)(3) of the Internal Revenue Code. Specifically, the Grant is to be used for the purposes as described in your grant request letter to the Foundation dated January 30, 2020. (Specifically, these funds are to be used for the restoration of the Historic Canoa Ranch site as outlined in the aforementioned grant request letter.) If your organization fails to use any portion of the Grant for the purposes described above, you agree to return such portion to the Bert W. Martin Foundation, unless we determine otherwise.

To accept these terms, please arrange for the execution of the enclosed copy of this letter by an individual authorized to represent your organization and return the signed copy to us. Once we receive the signed copy of this letter, we will send you our check in the amount of the Grant. A self-addressed envelope is enclosed for returning the signed acceptance copy of this letter.

Finally, please note that future grant requests that do not include the following items sent by regular mail or overnight delivery postmarked on or before January 31 of the grant year will be rejected without review:

- (1) For organizations receiving grants this year, the Board will only review future requests if the Board has received a written progress report detailing the use of this year's grant on or before January 31 of the year following the grant (seven (7) copies of the report should be mailed to the address below by regular mail or overnight delivery postmarked on or before January 31); and**
- (2) The Board will only review *new* grant requests that have been received in writing by regular mail or overnight delivery on or before January 31 of the year of the grant (seven (7) copies of the grant request should be mailed to the address below by regular mail or overnight delivery postmarked on or before January 31).**

The Bert W. Martin Foundation
Attn: Ms. Dana Warden-Sutherland, Director
205 De Anza Blvd. #126
San Mateo, CA 94402

To reiterate, any organization receiving a grant this year which fails to submit seven (7) copies of its detailed written progress report outlining its use of funds prior to January 31 of the following year will be disqualified from receiving grants in that year. Such organizations will also be disqualified from receiving any future grants until a corrective progress report for the previous grant is submitted.

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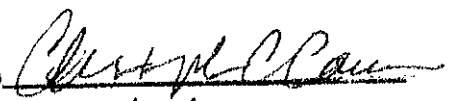
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Thank you for your interest in the Bert W. Martin Foundation.

Sincerely,

Thomas M. James
Secretary of the Foundation

TMJ:tlw
Enclosure

APPROVED 
DATE 05/20/20



3500 West River Road
Tucson, AZ 85741
520.724.5000
fax 520.724.5078
www.pima.gov/nrpr

January 30, 2020

The Bert W. Martin Foundation
Att'n: Ms. Dana Warden- Sutherland, Director
205 De Anza Blvd, #126
San Mateo, CA 94402

Subject: Proposal for Grant Funding 2020 - Historic Canoa Ranch Restoration

Dear Ms. Warden-Sutherland and Board of Directors:

The Historic Canoa Ranch site is a unique facility in the portfolio of parks managed by the Pima County Natural Resources, Parks and Recreation Department (NRPR). The site, which encompasses 4800 acres, was purchased by Pima County from a Developer in 2001 using voter-approved bond funds at a cost of approximately \$2 million. Canoa Ranch lies within the Santa Cruz River Valley along the historic Anza Trail that is the location of the route taken by Juan Bautista de Anza during his 1200 mile journey from Sonora, New Spain (Mexico) to San Francisco in 1775. That original trail route is being restored by Pima County not only for historic interest but also as a regularly-used hiking and equestrian trail. The Canoa Ranch property included several campsites for the original expedition of de Anza.

Since the time of acquisition, the Historic Canoa Ranch site has been undergoing a series of projects primarily designed to preserve and restore the historic character of the Heritage area of the site which includes adobe ranch structures, walls and associated facilities. This Heritage area includes the majority of historic structures that formed the primary management compound for the ranch. Many of those structures were initially built in the mid-1900s when the site became a haven for ranching in southwest Arizona but had deteriorated until such time as Pima County acquired the ranch.

Community interest in the Historic Canoa Ranch site is high, especially locally in the Green Valley area which is an active retirement community. Restoration activities at the site have been proceeding slowly through the years since acquisition, often focusing on simply trying to stabilize the historic structures to the extent possible to prevent further degradation. If and when additional funding becomes available, select historic facilities at the Canoa Ranch site are fully restored. Several buildings at the historic hacienda (Heritage Area, as defined in the Canoa Ranch Master Plan) have been fully restored utilizing voter-approved bond funds. Limited restoration has continued very slowly after available bond funds were exhausted. Additional work is required in the future to fully restore the Heritage Area at Canoa Ranch and NRPR is presently only provided funding to maintain the present

status of the site, plus adding limited restoration projects to create a continuously evolving experience for visitors each time they visit the site.

Individuals from the community, including descendants of families who once occupied the ranch, often donate their personal historic artifacts that help to tell the story of site activities from various time periods of occupation of the ranch. These artifacts together form a picture of the historic story, not only of ranching activities at the site, but of the development of the Santa Cruz Valley and the southwest. The Heritage Area is presently open by NRPR to the public for historic and cultural tours, several days per week for public viewing, using staff and volunteer docents to lead them on a trip through the past and into the present activities at Canoa Ranch. Additionally, NRPR regularly schedules two annual events at the site, the Heritage Days event in the spring and the Anza Days event in the fall, which celebrate the various cultures that have utilized the ranch over the course of history. More private parties and other fundraising events are being planned as infrastructure improvements are completed at the site.

Although the Heritage Area has been the main focus of the restoration activities conducted at the site to date and remains popular with residents, visitors, and history buffs, it encompasses a rather small portion of the site. The remainder of the 4800-acre Canoa Ranch site has also been evolving as a Natural Resource Park. Recognizing this, NRPR regularly schedules nighttime "Stargazing" events at the site, partnering with local observatories, as well as "Birding" tours of the area, partnering with the Audubon Society, given the diversity of birds that now frequent the area. A number of picnic tables and benches have been added at the site and many members of the community visit the site to enjoy the solitude of the site and to commune with nature.

Related to and in furtherance of the on-going Pima County goal of Canoa Ranch site restoration, NRPR has worked closely with the Pima County Regional Flood Control District to implement a plan for developing a Cienega and a new pollinator garden, as well as a native vegetation restoration project focusing on approximately 30 acres of historic farm fields located at the ranch. Those fields and the Cienega and pollinator garden areas had become invaded by invasive weeds and other non-native vegetation over the years of non-use. Therefore, environmental restoration of these areas is consistent with the overall site restoration objectives. In conjunction with these restoration projects, it was deemed necessary to develop a water source and storage reservoir for irrigation of the proposed restoration area. Therefore, because the site Master Plan included restoration of the former Canoa Lake as a historically significant element, NRPR and the Regional Flood Control District joined forces to advance the restoration of the lake.

The process of Canoa Lake restoration was initiated in 2016 when improvements to the groundwater supply well at the site were completed by NRPR. Subsequent to those improvements, additional enhancements to the wellhead and installation of a water supply line from the wellsite to the dry Canoa Lake bed were completed in 2017. Finally, late in 2017, the lake bed which had been dry since the early 1980s, was reconstructed to reduce the size of the lake footprint from the previous 6 acres to approximately 2.5 acres in order to reduce surface area and evaporation. A polymeric material was mixed into the soil bed to reduce infiltration and therefore reduce the amount of groundwater needed to keep the reconfigured lake filled with water. Pumping to the lake was initiated on December 6, 2017 and the lake was filled to capacity on January 3, 2018. Periodic pumping continues to replace water lost

due to evaporation and to overflow the lake via a constructed spillway which reduced salt concentration and feeds water to the proposed Cienega area.

This critical infrastructure portion of the Canoa Lake restoration was effectively completed utilizing approximately \$750,000 in public funding. Pima County NRPR applied for and received a Grant from the Bert W. Martin Foundation in 2018 to complete the development of select amenities around Canoa Lake and those amenities, including 800 plants, benches, four shade ramada structures with picnic tables, and a circumferential pathway were completed during 2018 as reported to you in December 2018. A formal dedication of the restored Canoa Lake was celebrated in October 2018 at our annual Anza Days event where we also honored your Foundation for its generous contribution to the project in partnership with Pima County NRPR.

The restoration of the Canoa Lake dramatically enhanced the visitor experience and aesthetics of the Historic Canoa Ranch site. Coupled with the installation of an automatic gate at the entrance to the Historic Canoa Ranch site, which is programmed to open during daylight hours 7 days per week, the site has rapidly become a birdwatchers paradise, currently rated the second highest birding site in southern Arizona and has dramatically increased visitation to the site. **Annual site visitation increased from an estimated 3,000 in 2017 to over 20,000 for 2018 after completion of the lake. Current estimates for 2019, suggest visitation increased to over 50,000.** Additional County-funded environmental restoration improvements by adding the Cienega (the construction of which is nearly complete as of the date of this proposal), the pollinator garden (expected to be completed in spring 2020) and restoring the former farm fields as mentioned above is expected to even further advance this area as a birding hotspot. These additional environmental restoration projects will further increase wildlife habitat, species diversity, and site visitation.

As the on-going environmental restoration projects are proceeding rapidly at the site, NRPR is also continuing to advance additional infrastructure and facility improvements to the Heritage area in 2020. As you are aware, in 2019, the most critical improvement was the advancement of a Visitor Orientation Center for the Heritage Area. Although the initial vision for the Orientation Center was to build a new structure at the site, the development of the building was contingent upon receipt of several million dollars in voter-approved bond funds. When that bond funding did not materialize as envisioned in November 2015, a modified approach to developing a Visitor Center was conceived. Instead of a newly constructed, modern Orientation Center, one of the small, yet unrestored existing historic structures within the footprint of the Heritage site the Tradesman's House) was determined to be a logical location for this Center based on its quaint character, desired visitor flow, and conformance to the facility Master Plan.

The historic Tradesman's House (also known as Building 106), is presently being restored as the new visitor center for the Canoa Ranch site. As you are aware, we requested and received funding from your Foundation in 2019 to assist in that restoration project. That project, as recently reported in our annual report for 2019, is well underway. Completion and grand opening of that new Canoa Ranch Visitor Center is anticipated to occur in April 2020.

This Visitor Center will be a small facility, with only 1124 square feet under roof. General site visitor flow to the Heritage area will be directed to this location from a modified western parking area (that will include ADA accommodative parking) so that pertinent information can be provided to visitors about the site, the area and its colorful history. This flow will improve the current situation of pushing visitors

thru an open-air ramada on the northern side of the Heritage area complex. This proposed visitor flow to the ranch will accommodate the original vision of the developers of the site Master Plan.

Because this Visitor Center structure will be small, the development of the outdoor courtyard at the Tradesman's House where native vegetation, likely raised by the NRPR Native Plant Nursery, will be planted and benches and picnic tables installed. Also installed in this courtyard will be a new concrete pad and shade ramada that will form a stage for future outdoor concerts and presentations at the site. This outdoor patio area will allow visitors to sit and acquaint themselves to the literature obtained in the Orientation Center (or to be entertained by presentations occurring on stage) while enjoying the typically mild Arizona weather. We expect to complete this phase of the project during the summer of 2020.

Projects Requested for 2020 Funding

We are very grateful to the Bert W. Martin Foundation for the gifts that we have received from your Foundation for Historic Canoa Ranch over the past 2 years. Your total of \$200,000 in financial gifts to us for the site have successfully helped us to secure additional public funds to complete \$2 million dollars of improvements to the site, including the historic lake restoration project and the on-going Visitor Center development project that you have helped to fund. These projects have launched Historic Canoa Ranch on its way to becoming one of the premier historic museums and environmental attractions in all of southern Arizona. The tremendous increase in annual site visitation observed over the past two years from only a few thousand visitors to over 50,000 visitors illustrates the great potential for this site to be a tourist destination, as well as a central gathering spot for residents of the community to celebrate our history and our beautiful environment.

Our request to the Bert W. Martin Foundation for 2020 is for funding assistance to advance two critical projects:

1. The restoration of one of the largest adobe structures at the property (referred to as the Big House or the Manning Senior House); and,
2. The aesthetic improvement of the Heritage area, by replacing barbed wire topped chain link fencing with a rustic wrought iron fence.

The Manning Sr House Interior Restoration:

The Manning Sr House is situated at the northeastern corner of the Heritage Compound and remains one of the last significant structures yet to be restored at Canoa Ranch. The location of this structure is illustrated in attached **Figure 1**.

The Manning Sr House was originally designed by noted Architect John W. Smith and was built in 1935. It was occupied by Howell Manning Sr., the ranch owner, and its design reflects the status and nature of the facility as the ranch owners' home. A brief 4-page synopsis of the history of this house is attached to this letter proposal as **Figure 2**. The structure, including the adobe exterior and roof, was stabilized by Pima County in 2008, thereby saving the structure from further deterioration. However, this original project only focused on basic stabilization of the exterior of the structure and did not address any

building interior restoration activities. Such interior restoration of the building has not been advanced over the past 12 years due to a lack of funds. Because the structure has an unfinished interior and hazardous walking conditions, the Manning Sr House has been excluded from regular historic site tours of the Canoa Ranch Heritage Compound. We believe that this predominant structure within the Canoa Ranch compound should be fully restored in order to complete the full living museum that Canoa Ranch embodies. Additionally, due to its significant size (approximately 4700 square feet), we believe that it can be restored so as to house multiple activities, including those of historical significance, as well as to host specific fundraising event and activities that will support the future enhancement of the ranch. Attached to this proposal are recent photographs of the building exterior which remains in fairly good shape, as well as select shots of the building interior (Figures 3-8) illustrating its unfinished condition.

Given the large size and the historical significance of the Manning Sr House that we wish to restore, we recognize that the project will be complicated and costly. Recent bids for the restoration of the Tradesman's House (which is only 25% of the size of the Manning Sr House) came in at well over \$200,000. Previous estimates from over a decade ago were that full restoration costs for the interior of the Manning Sr House were expected to be on the order of \$750,000. Therefore, in 2020, the total cost for interior restoration on the Manning Sr House is expected to be approximately **\$1,000,000**. Due to this high cost, we anticipate that phased restoration will be required and accomplished over a 2-year period, with significant community support and fundraising efforts, in addition to significant County investment. Pima County would like to request that the Bert W. Martin Foundation be a lead contributing partner with us to advance this project in 2020.

Heritage Compound Exterior Fencing Replacement:

Security fencing around the Heritage compound has been designed to be functional, consisting of 6-foot chain link topped with barbed wire. Although this chain link fencing performs the necessary function of deterring unauthorized site incursions, we believe it is uninviting and rather unsightly. For this reason, Pima County is committed to upgrade the fence to a rustic, wrought iron design that continues to secure the site, but will also dramatically improve the aesthetics of that enclosure along the highly visible northern, western and eastern sides of the Heritage Compound as illustrated in **Figure 9**. A few photographs of the current unsightly security fencing are illustrated in **Figures 10 and 11**.

Cost estimates to remove the existing approximate 1250 feet of fence in these three areas and replace with a more appropriate and aesthetically pleasing wrought iron alternative (including necessary gates) are approximately **\$50,000**. We would like to request financial participation from the Bert W. Martin Foundation to advance that improvement in 2020.

Pima County Natural Resources, Parks and Recreation therefore respectfully requests consideration by the Bert W. Martin Foundation of a 2020 grant of \$250,000, which equates to approximately 24% of the total estimated \$1,050,000 project costs. Pima County continues to make substantial financial and programmatic investment in the Historic Canoa Ranch site each year and that investment has accelerated as we recognize the increasing local popularity of the site and role of this site in attracting visitors to our community. We will continue to advance the two specific projects listed in this proposal

(fully restoring the interior of the Manning Sr House, and the Heritage compound fence replacement). However, your generous contribution will allow us to advance these projects much more quickly and efficiently with funding contributions from your Foundation. Your Grant funding will not only be directly deployed to accelerate completion of these projects, but will also allow us to leverage additional public dollars and hopefully stimulate additional private contributions. Simply stated, the financial commitment of the Bert W. Martin foundation to these projects carries significant weight and makes it possible for us to gain traction to generate additional funds needed to deliver these projects.

We believe that the two projects proposed herein, will continue to meaningfully advance Canoa Ranch as not only a living museum enjoyed by residents and visitors alike, but also to create a new and exciting venue for new activities and events, and to dramatically improve the site aesthetics. As the facility continues to be restored, we are confident that it will be more fully utilized to cater to larger events that can be used to raise additional monies to support the maintenance and expansion of the site.

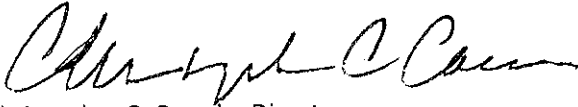
Pima County NRPR will initiate both of these projects during 2020 (we have already begun the process of completing the power drop to deliver electricity to the Manning Sr House). Our desire would be to complete the fencing replacement project and begin detailed design of the Manning Sr House interior restoration this summer with the infusion of funds from the Bert W. Martin Foundation being a foundation element in our fundraising efforts. Because the Manning Sr House restoration project is quite costly, full completion may take up to two years.

We firmly believe that the Historic Canoa Ranch site is destined to continue its evolution to become one of the greatest combination Cultural and Natural Resource sites in all of southern Arizona. And we are forever grateful that the Board of the Bert W. Martin Foundation has elected to be a significant partner with Pima County NRPR to advance the vision for this site. Just the increased annual visitation to the site that we have observed in the past two years from a few thousand visitors to over 50,000 visitors underscores that the venue and location of Canoa Ranch are strong, and that the programs and facility development investments that have been pursued by Pima County NRPR and your foundation have been a wise investment of public and foundation monies to enhance our services to the community. We are confident that the Canoa Ranch site will continue to grow in popularity serving both the needs of the Green Valley area as well as attracting tourists to the site, and will be used annually by tens of thousands of visitors as a place to enhance their knowledge of the history and environment of the southwest, to enjoy a hike or horseback ride around the lake or on the adjacent Anza Trail, bird-watch or view wildlife, enjoy a picnic, or just simply relax in a peaceful park setting while viewing the adjacent Santa Rita Mountains. Future targeted events at the site that are in planning, in concert with our recently developed Friends of the Canoa Parks Group, and development of the first phase of the Canoa Ranch Campground, will further expand our outreach into the community and beyond. These are very exciting times at Canoa Ranch.

We greatly appreciate your consideration to further invest and partner with Pima County NRPR on these incredibly important projects in the on-going restoration and enhancement of the Historic Canoa Ranch site. As these projects progress, in particular the Manning Sr House restoration, and as we move towards project completion, we will extend an invite, with gratitude, to your local representative so as to determine the most appropriate manner to acknowledge the generous contributions that the Bert W. Martin Foundation has made to restore and expand Historic Canoa Ranch.

Please do not hesitate to contact me directly at 520-724-5256 should you have any questions pertaining to this proposal for Grant funding or any of the activities planned o.

Very truly yours,

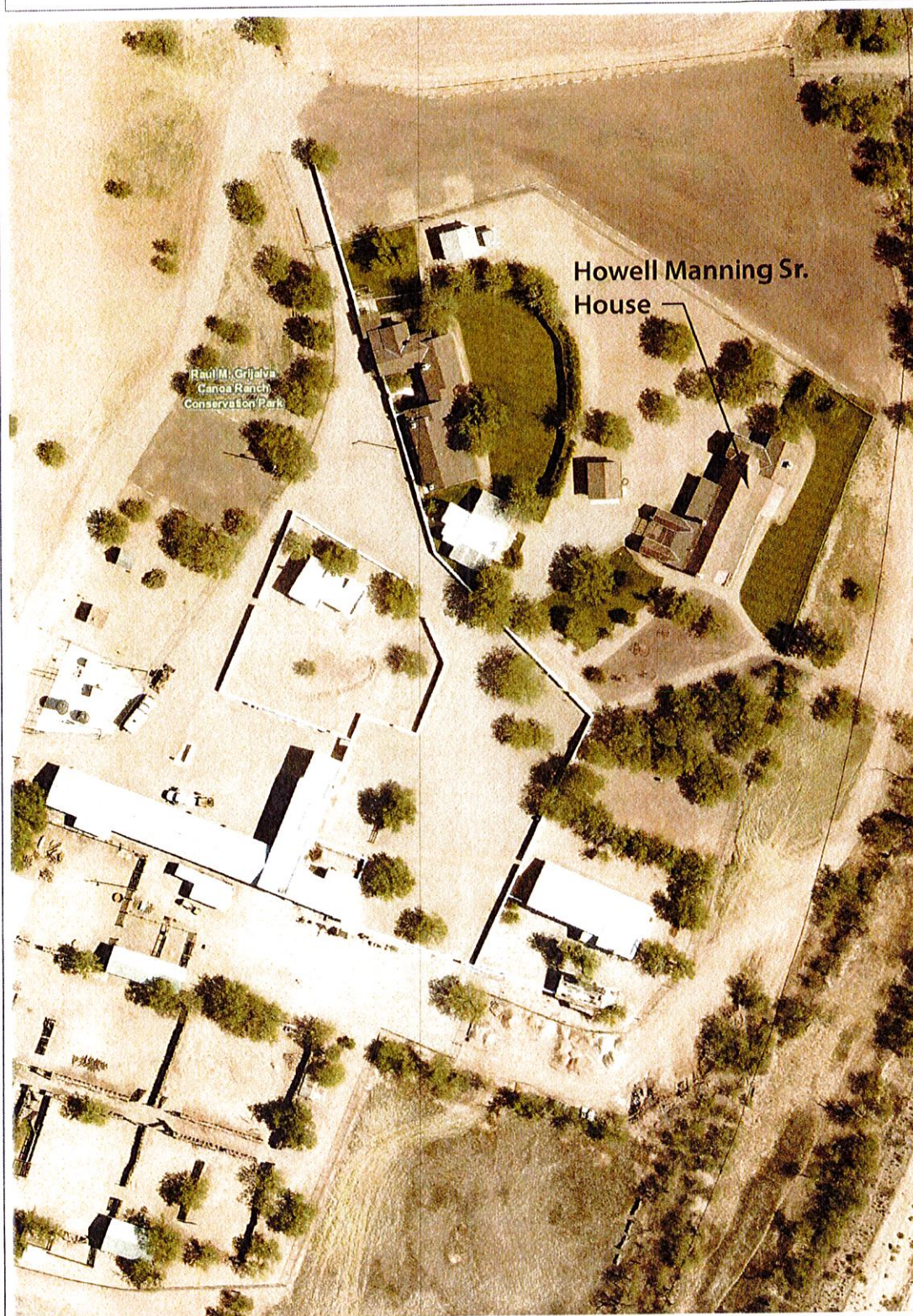
A handwritten signature in black ink, appearing to read "Christopher C. Cawein". The signature is fluid and cursive, with the first name "Christopher" and last name "Cawein" being more legible than the middle initial "C".

Christopher C. Cawein, Director

Attachments

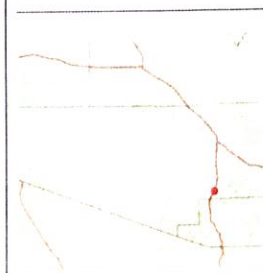
Figure 1

Historic Canoa Ranch



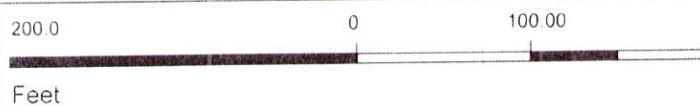
Legend

☐ Parcels



Notes:

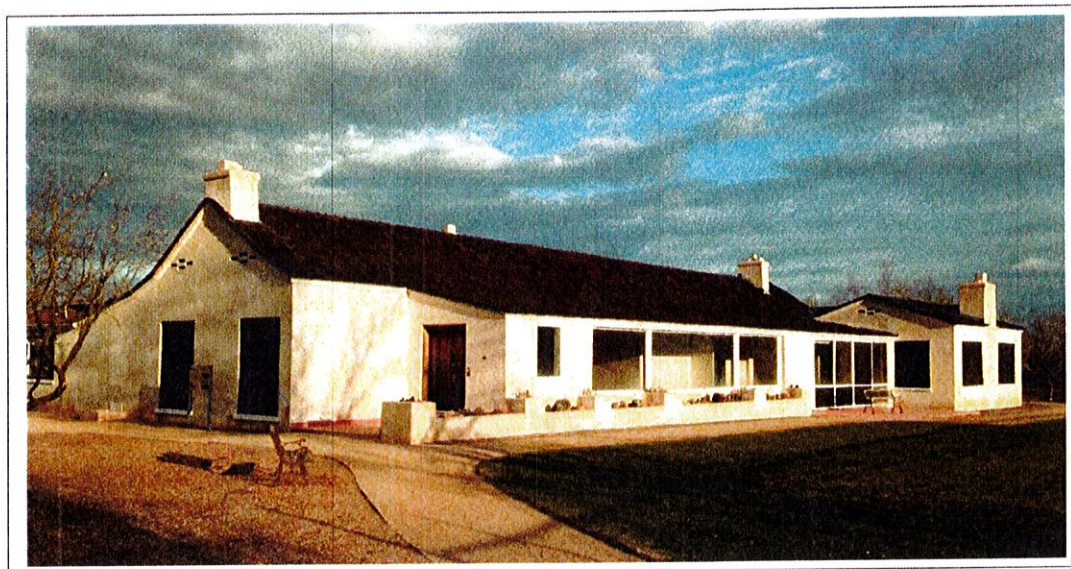
1/29/2020



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

Historic Canoa Ranch

Building No. 101: Howell Manning Sr. House "The Big House" (1935)



East-facing façade of The Big House (ca. 2015)

History

Designed by Tucson architect, John W. Smith in 1935, the 4,700 sq ft adobe house was completed in 1936 for Howell Manning Sr. (1899-1966), and his second wife, Evelyn. The bedroom wing (seen at right) was added in the 1940s.

At the time of its construction, the Big House was considered "state of the art." The design combines historical styles from California ranchos and Mexican haciendas, but has a surprisingly modern appearance with a low-slung, horizontal quality. The floor plan is informal and open, with expansive walls of glass taking advantage of views toward the Santa Rita Mountains to the east. The design, quality of materials, and siting clearly communicate its status as the ranch owner's house.

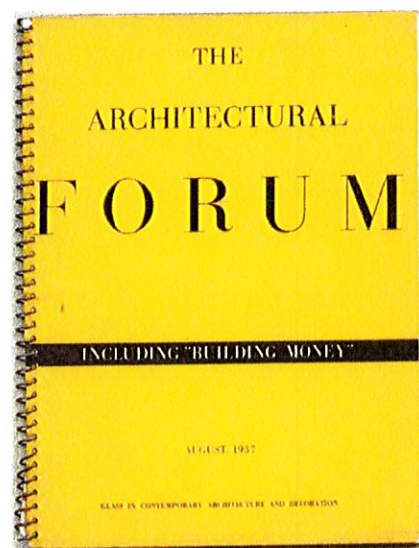
During Manning's ownership, Canoa Ranch was a social hub of the Santa Cruz Valley, with many events taking place in The Big House. Bedrooms and other private spaces were located in the north-end.

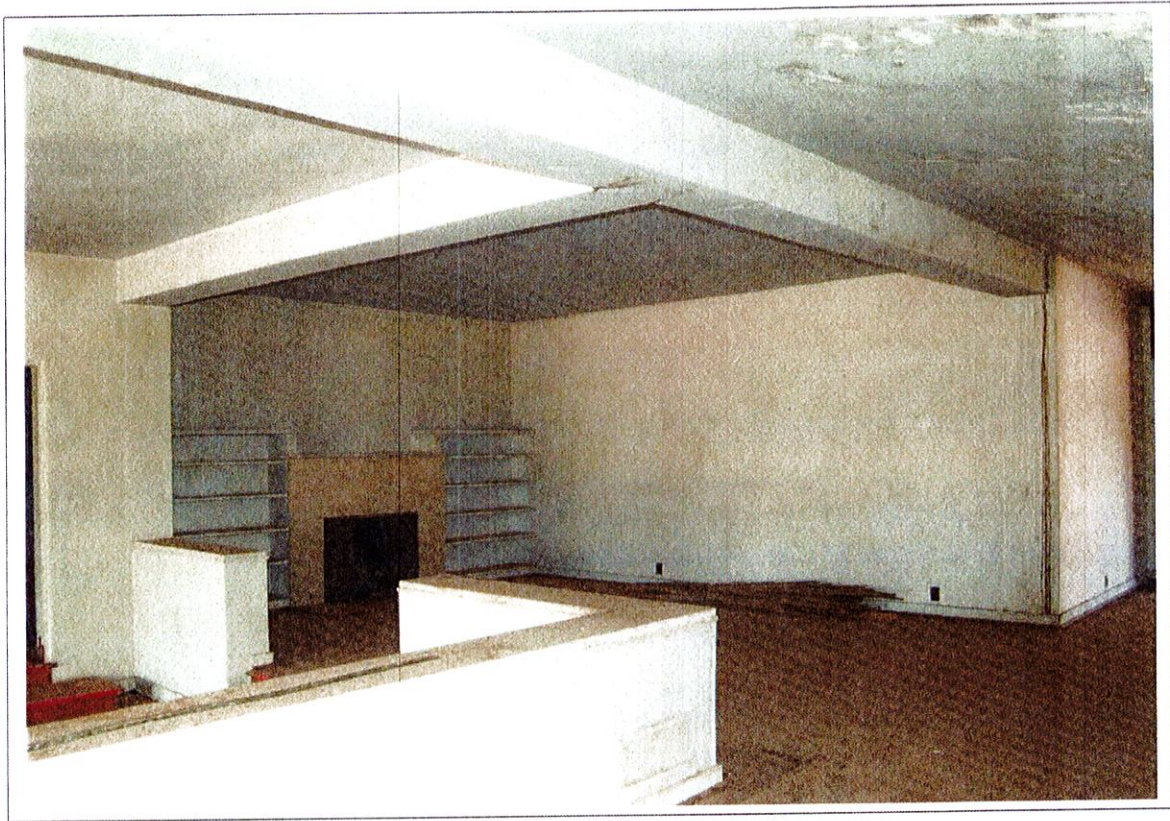
The house was well-equipped to handle events of all sizes, and besides containing a large, modern kitchen and butler's pantry, had a commercial-grade walk-in cooler and freezer. Residents and guests enjoyed the large dining room, and even larger living room with spectacular mountain views.

The house included elegant living spaces and other amenities similar to what could be found in upscale residences in Tucson. The adobe exterior was stuccoed, and painted white to match the lime-washed structures in the Ranch Headquarters.

Right:

The Big House was one of 6 residential buildings selected from over 650 entries for the August 1937 issue of *Architectural Forum*. John Smith received an award for the creative use of glass in the east-facing terrace.





Above: Part of the living room with the marble-fronted fireplace. To the left of this view surrounded by a low wall is the lower dining room, reached by steps. Photo ca. 2016

Right:

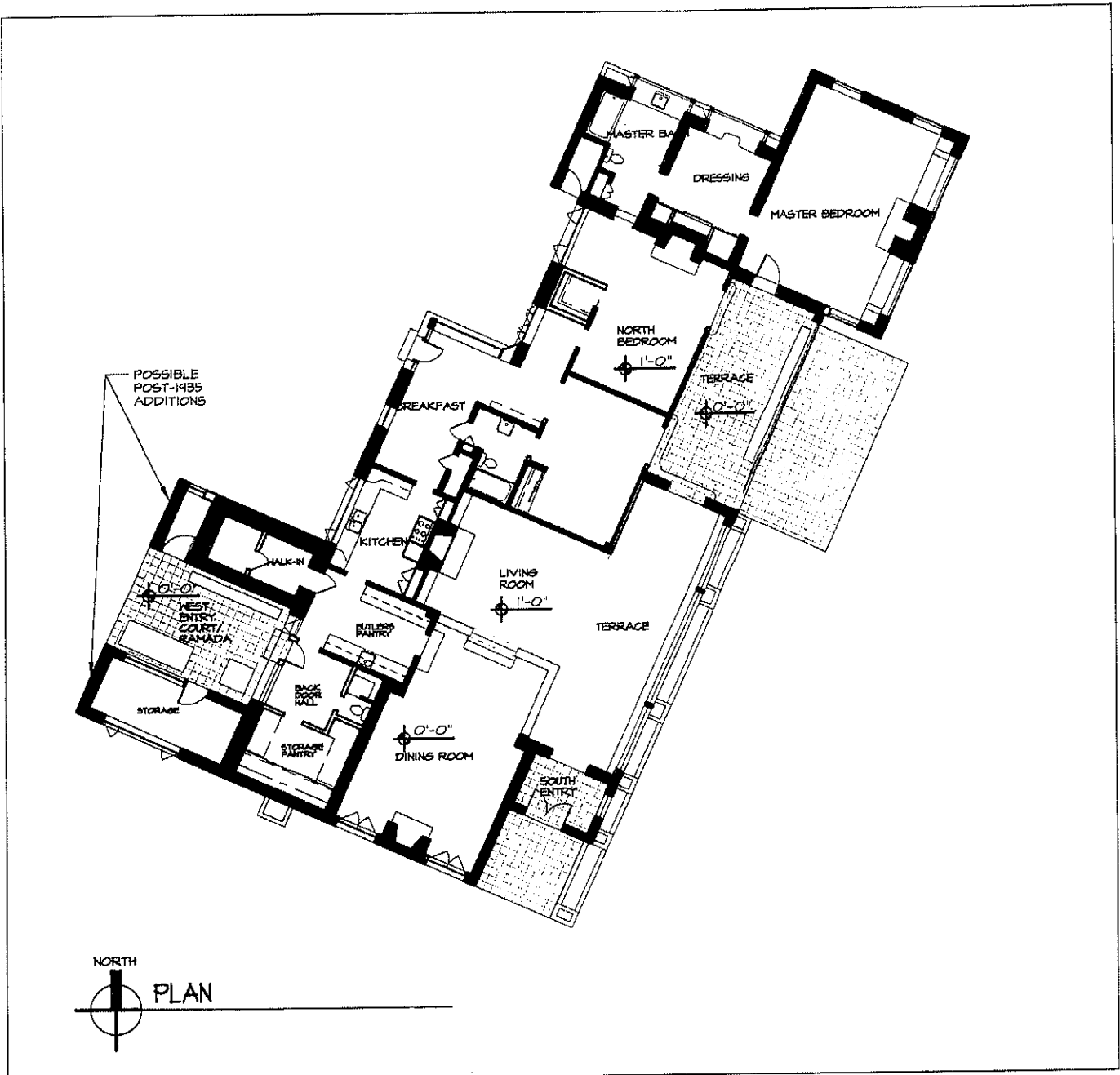
The main bedroom showing the large wall mirror. Through the doorway is the master bathroom.

The metal plates seen to the left of the mirror at ceiling height are part of an extensive tie-down system required for structural integrity and installed during repair work in ca. 2008. All such plates will be plastered-over before painting is completed.

Most of the windows are covered with painted plywood to protect the glass.



Photo ca. 2016



Above:

Floor Plan taken from Building 101 Howell Manning Sr. House Building Assessment Report
by Poster Frost Associates, 2004.

Building Condition

Overall, the Big House is in sound condition, having received structural upgrades and a new roof in 2008 as part of the phased work carried out by Pima County. During this work, structural tie-downs of roof framing to wall were completed, and roof-framing repairs completed prior to a new roof of cedar shakes being installed. There remains significant work before the building can be utilized. This includes:

- New Electrical.
- New water supply, likely to include new fixtures as needed.
- Hook up to the nearby septic system (pending analysis).
- HVAC.
- Extensive window and glass repair.
- Repair or replacement of numerous doors.
- Repair or replacement of flooring.
- Upgrading the kitchen and refurbishing or re-purposing the walk in cooler/freezer.
- Rebuilding one chimney stack (west side).
- ADA/access issues to resolve the two floor-heights throughout the house.
- Repainting the interior and refinishing unpainted wood.
- Scraping and repainting of the exterior stucco.

The list of repairs will be dictated by future use and any minor changes to the floor plan, if deemed necessary. As mentioned, the house has a high degree of integrity, and changes to layout should be kept to a minimum.

FIGURE 3



FIGURE 4



FIGURE 5



FIGURE 6



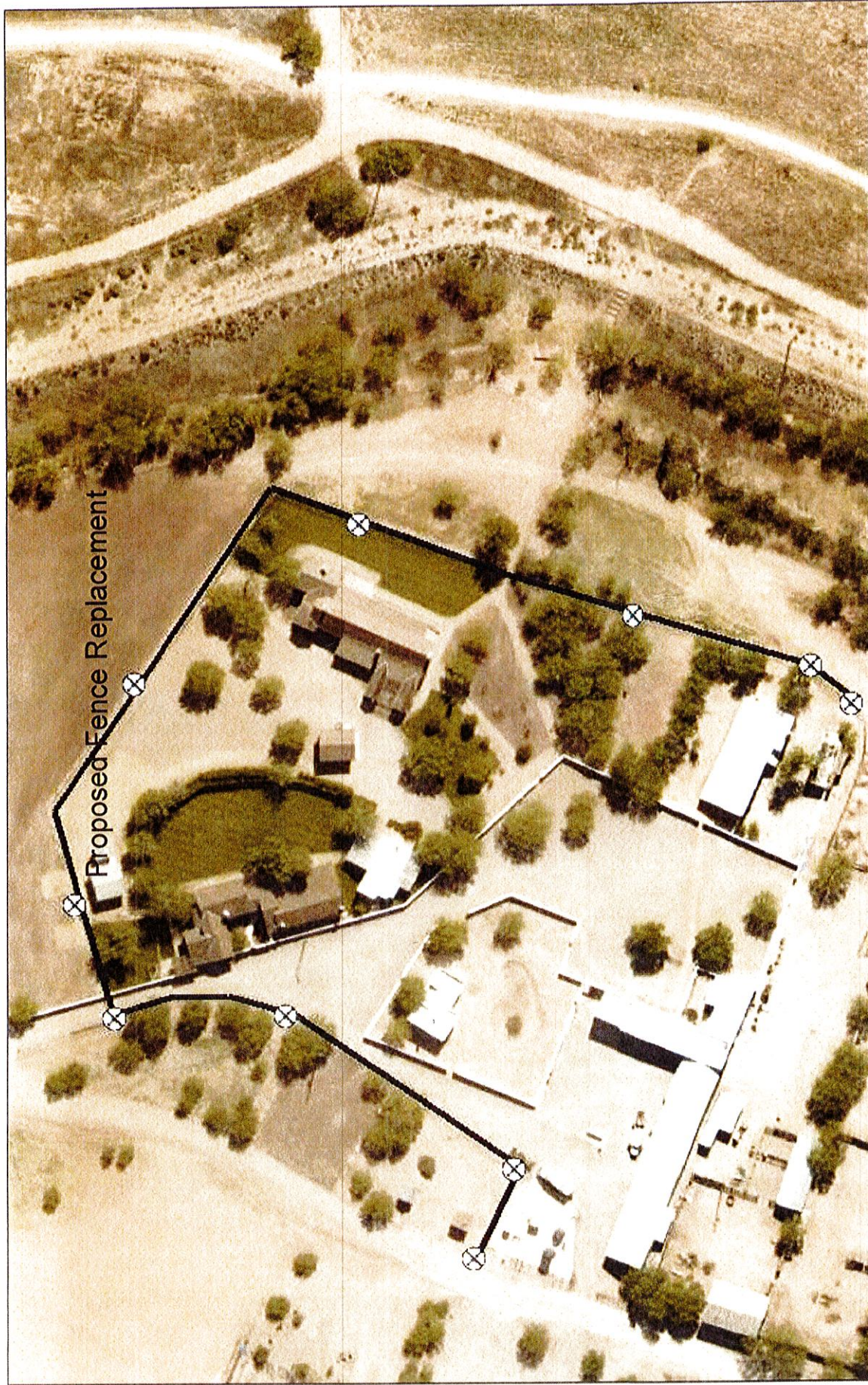
FIGURE 7



FIGURE 8



Historic Canoa Ranch Proposed Fence Replacement



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- pima_all
- Bat Sites
- Fence Lines
- Ranch Roads
- uncategorized
- maintained roads
- not maintained roads
- serviced non-motorized trails

1:1,200

0 0.01 0.02 0.03 0.04 mi
0 0.015 0.03 0.06 km

FIGURE 10



FIGURE 11

