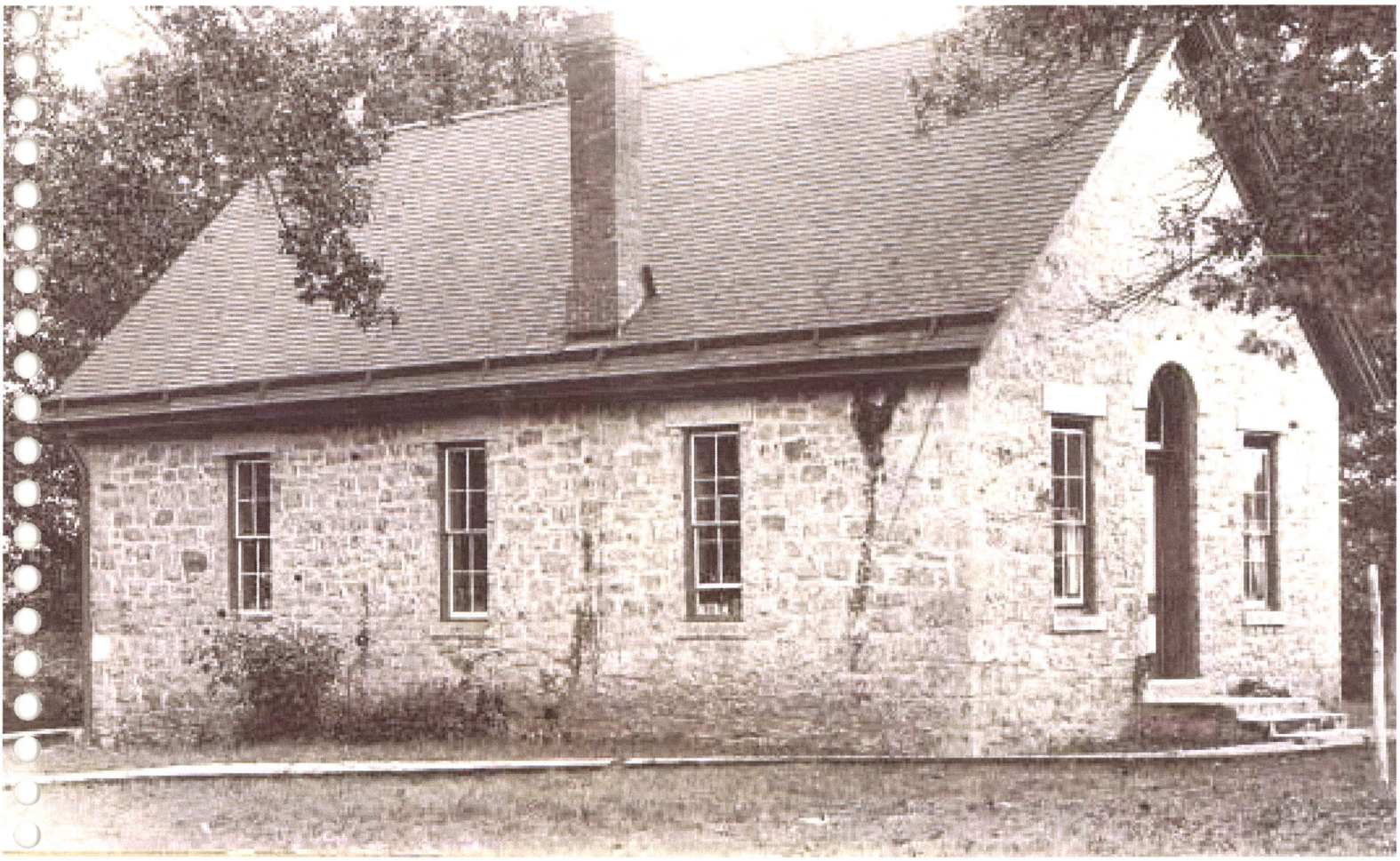
Kaw Indian Agency (Kaw Nation Council House)



Sovereign Nation of the Kaw – Kanza

Tribal Heritage
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KAW INDIAN AGENCY
(KAW NATION COUNCIL HOUSE)
HISTORIC STRUCTURE REPORT

Submitted to:

Kaw Nation
Language Department

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MANAGEMENT SUMMARY

EXECUTIVE SUMMARY

Purpose and Scope of Investigation

The primary purposes for this historic structures report is to provide a cultural and physical background in conjunction with a current conditions assessment for the Kaw National Council House located near Kaw City, Oklahoma on the Kaw Nation reservation. The report will attempt to provide treatment recommendations for any potential projects. This report will be submitted to Kaw Nation Department of Language by Sikes Abernathie Architects, PC.

Research Findings

HISTORIC DATA

Kaw Nation

This section is intended to incorporate historic data revolving around the Kaw Nation's history and culture. There exist several significant writings about the Kaw written in the past, but arguably the most in depth are those books written by William Unrau. These books should be read in conjunction with this report to understand the context that this structure plays such an important role to the Kaw and ultimately to all.

In a brief synopsis, the Kaw are a Nation that is likely of Dhegiha Souian origin. Believed to come from the Ohio valley along the Missouri River; first contact was made with the Kaw when they resided in what is now Northeast Kansas, the place that would be named for them. The Kaw were partially nomadic in that they would spend part of the year in permanent communities and the rest on the open plains of the west hunting many buffalo.

The Louisiana Purchase of the United States from French claim began the end of Kaw life as they knew it. Though it would take another seventy years the United States would continue to force and manipulate Native Americans into ever increasingly smaller plots of land, and the Kaw were no different. What started as over twenty million acres was reduced in 1825 to two million and again in 1846 to two hundred and fifty six thousand acres; the last reduction came in 1872-73 when the Nation was removed from Kansas to a mere one hundred thousand acre site that was against the Northern border of Indian Territory. The population was just as decimated as the land as the Nation went from a few thousand to a mere 553 by the time the Kaw entered Indian Territory.

The Kaw would begin anew in I.T. There Council Grove Agent, Mahlon Stubbs, would secure the building of an agency with several buildings at the convergence of the Arkansas River and Beaver Creek(Presently

under the waters of Kaw Lake). The first agent's reports after removal describe three stone buildings. These were believed to be the single room school house, boarding house and a barn.

While the agency probably helped to maintain their continued support from the U.S. government it would also be the way in which the U.S. government and religious groups would begin to break down the Kaw culture. The Kaw children were of primary focus to the U.S. government. Forced enrollment in the boarding school would separate the children from their parents and ultimately attempt to separate them from their culture. Whether with good intention or not it would be through education that the government would try to bring forward a new generation of Kaw that were more attuned to the "white man's" way than that of their ancestors. The Kaw were being assimilated against their will through their most beloved possession, their children.

Unlike previous treaties, the U.S. government began making laws that abolished the Native American rights of sovereignty. In 1871, the federal government removed the sovereignty policies of creating treaties to deal with Native Americans. This new direction opened the gateway for abuse of property rights toward Native Americans. Next in 1887 the Dawes Act, aka the General Allotment Act, was passed to set up the eventual removal of tribal holdings to be dispersed among individuals. This was done to remove the larger voice of a people and allow for individuals to be manipulated by the whites. Even though allotment would not be instituted in the Kaw Nation until 1902 it was inevitable after these moves by the U.S. government. Then in 1898, only fifteen years after being forced to I.T. the Curtis Act would be passed. The Curtis Act, originally penned by a mixed-blood Kaw, was touted as a protection law for the Native Americans. After the Curtis Act went through the government bureaucracy this could not have been further from the reality of what was to come. The Curtis Act, actually called the Act for the Protection of the People of Indian Territory ironically, would actually abolish the jurisdiction of tribal courts and governments located within the Indian Territory.

At the dissolution of the Kaw Nation's governmental jurisdiction it was almost immediate that the Kaw began to fight for their rights as a people. The culture of the Kaw, as their ancestors lived, was only a fleeting memory by this point; however, this insistence on assimilation would ultimately prove the unraveling of the U.S. government's attempt to remove the Wind People, "from their blankets". These common offensive statements of the Kaw agents through their annual reports to the Secretary of the Interior were the standard by which the success of assimilation would be judged. Though many supposedly good intentioned agents, missionaries, politicians and the like would bring forth ideas on how to make the life of the Kaw better it would be only the Kaw that held the ability to bring their great Nation back from the brink and they would. (Unrau, 1975)

It would be shortly after the removal of the Kaw's sovereignty recognition by the United States government that an adopted daughter of Chief Washunga would take up the fight to regain the Nation's status of self governance. Lucy Tayiah Eads was elected chief in 1922, but even this would be short lived as the United States government would remove the agency and again recognition of the Nation would fall on deaf ears. After multiple decades of fighting the United States government again recognized the

Kaw. It should be noted that at no point did the Kaw not recognize themselves as a sovereign nation. The Kaw would ratify a constitution and organize a court system by 1992. By 2000, the Kaw would purchase a small portion of their ancestral lands near Council Grove, KS. The Kaw today have multiple large tracts of land along with commercial and governmental entities to oversee their hospitality and cultural assets. Free of the United States government the Kaw thrive again.

Summary of Recommendations

The recommended use for the Kaw Nation Council House is as a council house and meeting room for the Nation's business and cultural events. This use allows for the rehabilitation of the existing exterior to maintain the remaining historic fabric, most notably the stone façade and simple rectilinear shape that characterize the building. The recommended treatment on the interior is to rehabilitate the spaces through repair along with accessibility for the entire building so that all patrons will have access. Relocation of exposed mechanical, electrical and plumbing should also be provided in a more sensitive way to the historic character while maintaining modern conveniences. Repairs should also be made to restore the simply detailed plaster surfaces to pre-damaged/deteriorated conditions in the areas where settlement has cracked or water has deteriorated the surface. Peeling paint should be removed and new paint applied to protect the interior surfaces. Doors and windows should be restored to reflect the character of the building's period of significance. This would entail replacing the front and rear doors with style and rail doors based on historic information and potentially replacing the sashes of the windows with divided light sashes to best match the photographic record of the building.

Continued research and testing is recommended and should continue to evolve the approach for materials, finishes and interpretation of not only the Council House, but this site. It is also recommended that further investigation be put into the original site located near the reservoir in the old town site of Wah-shun-gah as there may be more information about the original building and the way the building has been used. Further material testing will allow the Nation the ability and knowledge to repair and maintain this facility in the future. While Kaw Nation has done extensive research with regard to the Council House; continued research can only help to illuminate existing information and provide additional information for the preservation of the historic fabric in this structure moving forward.

ADMINISTRATIVE DATA

Locational Data

Building Name: Kaw Indian Agency (Kaw Nation Council House)

Building Address: Kaw Nation Reservation
Oklahoma (Relocated from Washungah, Oklahoma to present site)

Related Studies:

Ruth, Kent
1973 Nation Register of Historic Places Inventory - Nomination Form for Kaw Indian Agency. Submitted to the National Park Service. On file at the Oklahoma State Historic Preservation Office, Oklahoma City.

Cultural Resource Data:

National Register of Historic Places: 73001562
Period of Significance: 1873-1928
Proposed Treatment: Interior and Exterior Restoration

PART ONE: HISTORICAL DEVELOPMENT

HISTORIC RESOURCE CHRONOLOGY

The Kaw Nation Council house's past is as storied as the Kaw Nation. The building stands as the last remaining structure from the time just after the Kaw were relocated from their historic homelands and hunting grounds. The building has had multiple uses throughout the years, including, school house, post office, town hall and council house. The building is believed to have been originally constructed in the 1874 after the Kaw's forced relocation to then Indian Territory.

When the Kaw arrived on the new land the only provisions made for their arrival were small cabins set up for their minders. The Kaw, as always, made do with what the land provided them. The round wood branch structured dwellings would have to work until permanent accommodations could be built. The land was still under tribal ownership in 1873, but constant pressure would set the stage for the allotment to come later under the Curtis Act. Because of the United States' policies toward native Americans along with general prejudices from the "white" citizenry boarding schools were set up across much of the country to train up the native American youth to be more "civilized" as the white people. This is likely the same policy that brought into existence the Kaw Nation's Council House. The building called the Kaw Nation Council House is believed to originally have been built as a part of a campus for the boarding school at what was then the Kaw Agency set up in the township of Wahshungah, I.T. (later Oklahoma) Documents show the building to be part of large complex on the East side of Wahshungah. At the time of construction this campus would have been located at the confluence of the Arkansas River and Beaver Creek, along the East edge of Washunga. The town's East/West roads led down to a combined piece of tribal land. On this piece of land were the school house, boarding house, agency building(s) and miscellaneous other accessory buildings. (Deakins)

The information shows that the agency building and boarding house were located to the North end of the site, close to Hardy Street. The building we know today as the Kaw Nation Council House would have roughly aligned with Main Street, one block to the South. The most striking characteristic about this site is the actual siting of the building. The building's entry faced the West. The building was not connected to the main streets, but connected to the boarding house and presumably other buildings on the *campus*. The connections were raised wood walkways with perimeter supports and a perpendicular plank deck approximately six to eight inches high. The site was a moderately treed site from photographic evidence most likely because it backed up to what was then a creek bottom. (Kaw Indian School Photography - Cover)

From the reports to the Commissioner of Indian Affairs, from 1873 until dissolution of the Kaw's formal government recognition, the reports best describe the school. In 1873 the tribe was moved from

Council Grove, KS to the new lands in Indian Territory. The reports talk of the agreement between the Kaw and the missionaries and agents to leave the school aged children in the care of the boarding school in Council Grove, but as time grew near departure, leaving their children was not an option. In this same report the commissioner discusses the people's desire for new structures. The building is described in the 1874 report but only in that "three stone buildings" were built at the agency. The building continued as a school house for a short three to four years based on some accounts, but the reports of the Indian agents from the time tell a different timeline when more or less all of the school age children were in attendance at the school in the single room school house for multiple decades. Based on reports from their arrival until the dissolution of the tribe the boarding school is reported in use and full of school aged children. Though this is the boarding school which is adjacent to this particular building it is most likely that this building was being used as a one room school house as well. The record is not definitive, but there are also several other accounts of the building being used as the Kaw Agency building for the Bureau of Indian Affairs; a post office and until 1995 as the Council House for the Kaw Nation.

It is not currently known the periods when the building was no longer used as a schoolhouse for which it was originally constructed, but it is generally associated with the time of allotment that the building no longer served its original purpose. It is this first use for which the building is listed on the National Registry of Historic Places. There are oral histories that tell of the building being used for the National Council around this time. This would not be uncommon as the schools in many communities were used for most public gatherings. Church, Council and public meetings would likely have all been held in this space. The space was the equivalent of multi-use community building of the time.

These government sponsored schools (sponsored through forced sale of the Kaw land) had become a center to the Nation. It was through these schools we have to recognize that the "white man" way of life crept into the Kaw way. This was the government's way of educating the Kaw children to direct the Nation's future. There are multiple references in U.S. government documentation that back up this assumption. The intention was to essentially wait out the generations of the Kaw and bring up a new generation that would "not go back to the blanket". This small schoolhouse is the linkage to that time when the Kaw Nation was truly the people of *The Wind*. (United States Indian Agent, 1874-1928)

PHYSICAL DESCRIPTION

Building Site

The Kaw Council House is located on the Kaw Nation's complex South of Fredrick Road just to the North of Kaw City and the reservoir. The building is set back approximately two-hundred feet from the edge of the affronting road. The site contains multiple buildings along with a meandering drive loosely connecting the main functions of the site. The Council House is located at the crest of a rolling hill and remains a focal point of the surrounding area. A few scattered trees are located around the immediate area, and a sidewalk that begins at the front stoop runs East but stops roughly half-way between building and road. (Figure 1)

A building along the South side of the Council House was primarily used for restrooms and shower rooms, but per the Kaw Nation the building is not being used at this time. The other structure adjacent to the building is what has been described as an outdoor kitchen for large tribal events. Large caldron type vessels are used to cook large quantities of food for these events under this structure. The structure is a utilitarian structure that is constructed with five four by four posts and two by ten wood girders. Three sides are partially enclosed with the side facing the Council house remaining open. The roof is a corrugated metal roof with simple two by wood rafters. There is no floor and wood is being stored in this location for the wood fires used to cook the food. (Figure 2)

Foundation

Foundations are not conclusive because they have not been unearthed, but it is likely due to the wall construction these are concrete strip footings that were placed under the building when the structure was moved from the original site to its current location. As is documented in the structural conditions report, produced by Snowden Engineering dated September 9, 2011, the walls of the structure are likely unreinforced which may also mean that there is limited or no reinforcement in the foundations. Further investigation should determine the material and layout of the foundations to determine necessary deficiencies in the foundations. Significant settlement cracks were observed on both the exterior and interior side of the masonry walls. Test borings were drilled and a soils report was produced to determine existing conditions of the soils around the foundations.

Piers

Piers were observed in the crawlspace of the Council House. They appear to be made of eight inch by eight inch by sixteen inch concrete masonry units. The units go into the ground but it is not known whether the piers are bearing directly on the ground or if they are on some other footing. Further investigation should be done at the time of excavation to determine existing conditions and

construction. The conjecture is that the piers are a CMU block bearing on a concrete footing; however with the moving from the original site there are multiple possibilities. (Figure 3)

Wall System

Masonry Exterior Walls

The exterior façade are coursed using natural rubble stone façade with dressed stone sills and lintels. While the wall was originally load bearing; the wall is currently backed up with concrete masonry units. The units appear to be four inch thick units with plaster on the interior face. The stone also continues as a base around the perimeter of the addition though the corners do not appear to be quoined as the other four major corners of the original structure. (Figure 4)

Interior Walls

The only true interior wall is really the old West exterior wall that is now interior based on the addition of the kitchen. The wall is concrete masonry units with plaster, and what is believed to be the stone façade that covers the rest of the exterior walls. The thickness of the wall leads one to believe the wall stone is behind the plaster on the West side of this wall. The date of this addition is not specifically known, but further research may give a better timeline. The addition is believed to be pre-relocation due in part to photos of the building prior to relocation that gives some evidence of the building with the addition. (Figure 5)

Chimneys

There are three masonry chimneys extending up from the roof line. The first, a stone chimney, is located on the West façade of the original masonry structure. This chimney is outside the main plane of the wall, but the stone appears laced into the main wall. This is pointed out only to give evidence that chimney at least dates from the time when the building was relocated to the current site. It is not known whether the stone chimney is original to the building prior to this point. The photographic evidence is not from a vantage point the chimney would be visible. The cap is a simple square metal cap roughly two inches in height covering the top of chimney. It appears this chimney is no longer in use.

The other two chimneys are located on the North and South walls of the masonry façades. The chimneys are running bond brick laid three stretchers wide by two stretchers deep. The mortar matches the stone façade. The chimney has a corbelled cap stepping out three levels then returning back to the main shaft size the last quarter of the shaft. The base is stepped out one step and is three stretchers and one header wide by two stretchers and one header deep. (Figure 1, 2 & 4)

Floor Structure

The floor structure of the building is three quarter inch tongue and groove hardwood flooring over a plywood deck over two by twelve wood joists and beams spanning between the exterior concrete masonry units and interior piers. The nails in the floor appear to be cut nails indicative of the time of relocation. The hardwood floors are oriented East/West in the meeting room and North/South in the kitchen. There is a simple wood threshold with rounded edges transition between the floors. (Figure 3 & 5)

Roof Framing

Rafters

The roof framing is believed to be wood dimensional lumber, but because the ceiling space has no access point in to the space this is only speculation. The only real information we know about the roof structure is the exterior and interior slope of the ceiling and roof structures. The exterior slope is approximately, 12:12 slope on the exterior and 4:12 slope on the interior. This leads one to believe that there is also an inaccessible attic space. Further investigation should be done during selective demolition to both document and provide for a final treatment of this area. There is likely some damage to roof rafters and/or ceiling joists around the chimneys as there is evidence of water damage around these elements and the exterior bearing wall.

Exterior Finishes and Characteristics

Windows and Doors

The exterior doors are both style rail doors. These doors have flat panels and square sticking. The rear door also has a screen door; neither is believed to be historic fabric based on photos of the building from the period of significance. Both doors are also in poor to fair condition. (Figure 6)

The windows are divided into two categories. The first category is the windows in the original portion of the structure. (Figure 7) The second are in the kitchen addition. (Figure 8) The first group is painted white to match the rest of the exterior trim and wood work. The windows are set back from the face of the building, and configured in a one over one single lite fashion. The glazing is single pain and likely non-tempered. Many of the windows have wood framed insect screens. The exceptions are the windows with the window mounted mechanical systems. The second window type is the one located in the kitchen addition. These windows are wood windows. Also, the sashes are configured in a two over one and two over two configurations with the division being vertical in the center of the sashes.

North Façade

The North elevation of the building is one of the longitudinal facades making up the building. (Figure 9) The façade is planar, but arranged into three bays around the windows. The windows give the face a symmetrical appearance but the façade is anything but symmetrical. The façade is made up of stone, brick and wood. There is also an approximate one to one ratio between vertical wall surface and roof.

First, the stone façade of the building is the primary character defining feature on the façade. The stone is oriented into loose courses of ashlarred limestone with more dressed stone quoining at both ends. A character defining feature of the façade is the brick masonry chimney located between the first and second window from the East. The chimney raises a total of fifty four courses high including the base, shaft and cap section. The stone chimney on the back of the building also protrudes through the roof on this side of the building roughly three feet above the gable end. The other stone features revolve around the window lintels and sills. This is a common feature at all the windows, but distinctive to this very simply façade.

The last portion is the wooden addition along the West side of the building. The wooden addition is a low single story wood framed kitchen. This northern portion of this façade is rather non-descript other than the pair of double hung windows located in the middle of this portion of the façade. The wood portion of the façade is offset backward from the stone façade and raised off the ground with a stone base that is laced into the original base. The roof over this portion is lower sloped than that of the main portion of the building.

East Elevation

The East elevation is hierarchically the most important elevation of the building. (Figure 10) This is the ceremonial *front* of the building. The concrete stairs cascade out in all three open directions from the front entry and while there is only three steps from grade to the entry this adds to the prominence of the entry and the elevation. This façade is a single plane but divided into three bays with the center arched entry and flanking windows with flat projecting lintels and sills. The center opening is made up of both a door and arcuated transom. This opening also contains a projecting arched lintel. The gable end is constructed with a built up fascia board.

The East door is a wood stile and rail frame with flat panels in the lower two and top section. The door also contains a single pane glass section that is roughly equivalent with two of the flat panel sections. The transom is divided into two sections. The first section above the door is rectilinear, and takes up approximately half of the total transom height and full width. The glazing is direct set with quarter round exterior stops. The glazing is set to the back of the frame adding the appearance of additional

depth to the wall. The second section is divided from the lower section with a three quarter inch horizontal framing member. The arched top is a half circle and is divided into three pie shaped sections with what appears to be true divided light muntin bars. The lower section was likely previously a operable sash transom. There is also a large quarter round molding at the frame to masonry connection that only covers the arched section of the opening. This also likely went to the threshold of the door when originally constructed.

The gable detail is also a distinct feature for this building. The fascia is made up of an ogee type molding over the square fascia board. The molding is roughly one inch above the drip. The back side of the fascia has a quarter round molding at the soffit and another adjacent to the building façade. There is also a four inch soffit to masonry trim perpendicular to the soffit at the masonry façade. This detail goes along both ends and sides of the building. The only termination is at the chimney piercing through this at the western gable end.

South Elevation

The South elevation has a couple of distinctive features in its own right. (Figure 11) First are the porch and entry gracing this elevation. The original stone portion of this elevation is symmetrical to the North except for the chimney on the West end of the building and the porch as mentioned before. The elevation contains one of the two brick chimneys aligned over the southern exterior wall between the first and second windows from the East.

The elevation also contains multiple utility entrances and one of the window mounted air conditioners. This along with a crawlspace vent, located under the center window, are modern changes added to the building sense the relocation of the building.

West Elevation

The West elevation has to be divided into two subjects. The first is the wood addition that dominates this elevation. The second is the historic stone façade acting as a backdrop for the addition. (Figure 2 & 12)

The wood addition is a single story rectangular box with a hipped roof. The addition is located to the North of the centerline of the building essentially flushing out the North eave with the North stone wall. The fenestration is a mulled double hung two over two divided lite. The windows are symmetrically located on the elevation and contain one of the window air conditioning units in the building. The base is made of the original stone of the main building exterior walls. There is also a crawlspace access opening located directly under the windows. There are also multiple utility services attached to the façade in conduit along with a set of propane tanks, presumably running the oven and range in the kitchen.

The soffit and fascia are a simplified design with a one by six square vertical fascia and small cove moulding at the top. The soffit is a recessed horizontal fascia with flush wood and a quarter-round wood molding at the back side of the fascia. The façade is a clapboard wood siding with a six inch exposed face. The window trim is trimmed with a one by four square stock head and jamb trim. The sill trim is a narrower one by three. The North window contains a wood framed screen. The roof is covered in the same square cut wood shingle as the main structures roof. Also the hips and ridge are covered with a large profile metal cap that has a rounded profile with wide flanges on either side. The roof is a lower sloped roof between a two and three to twelve pitch. Large metal flashing is attached at the connection between the old and new structure.

The end of the porch is also part of this façade along with the stone chimney located roughly two-thirds up the rake of the gable beyond.

Roof

The roof, as detailed in previous sections, is two separate roof systems. The first is over the original stone portion of the building. This roof system is likely a *birds-mouth* trussed roof though there is no confirmation of this because the ceiling to roof space is inaccessible currently. The difference in interior and exterior slope is where this conclusion is drawn.

The second portion of the roof is over the kitchen addition to the West and is a lower sloped hipped roof. This roof as described above is a wood shingle roof with metal hip and ridge flashing caps. The roof structure is also not known because of the same lack of access to the attic space as the main roof, but with the dimension of the span and flat ceilings it is likely stick framed with ceiling joists and roof rafters. All the exposed floor framing is dimensional lumber and it also likely that this roof structure added after the original construction is also built with dimensional lumber.

Further investigation is highly recommended to determine the size and layout of roof framing along with sheathing or other details of the roof and should be included in final reports about the implemented treatments to this critical element.

Interior Finishes and Characteristics

Flooring

The interior flooring is tongue and groove wood flooring. While not much is certain about the historic interior we can conclude that a wood floor would have been the most plausible flooring in this building in its original location. The photographic record of the building also leads one to believe that the original floor had large amounts of damage and was replaced when the building was relocated. The general size and construction, along with fasteners date from a period much later than the original construction. The other fact leading to this conclusion is a visible subfloor decking present in the crawlspace along with documents from the Corp of Engineers and Kaw elders involved with the relocation that state that the stone was the only original material that was relocated. This will be discussed further later in this document.

The current flooring is a one by three tongue and glove smooth wood floor. The floor is oriented East West in the main structure and North South in the kitchen addition. The door between the spaces has a simple wood threshold that is applied over the connection of these two sections of flooring. This threshold is a beveled edge threshold that appears to be of the same wood as the flooring. This threshold would have been a different profile when this building was originally constructed as this would have transitioned from the wood floors to the stone threshold similar to the front entry.

Walls and Ceilings

The walls are comprised of cementitious plaster, concrete block, stone and wood. The plaster was installed over the concrete blocks in the main gathering space and over the wood lath in the kitchen area and ceilings of both areas. The ceilings in the main gathering space sloped to form a gable, but this peak is considerably lower than the exterior ridge. The ridge is roughly sixteen feet and three inches above the finished floor. The lowest side of the raked ceiling is twelve feet and eight inches above the finished floor. This creates a very large volume of space for the structure between the roof and ceiling. The ceiling and wall texture are a rough finish. The original interior is not known however it was likely a plaster finish over the stone. If this were the case this would explain why the plaster returns behind the trim to the window frame. The jamb would have typically been a wood return, but with the added thickness the original pieces would not be long enough. Either way this is an interesting characteristic of the wall and window condition. (Figure 13)

Doors, Windows and Moldings

The doors in the Council house are of three styles: flat slab, stile and rail and a wood framed screen door. The doors entering both ends of the main space are stile and rail. The East door is a stile and rail door with a large single lite in the upper part of each. The existing moldings are simple in profile, but

very emblematic of the error in which this building would have been constructed. Under the budgetary conditions that would have driven the design the interior of the doors and windows are a simple square stock trim. (Figure 14 & 15)

The windows have another character defining feature, that while not unique to this building, is certainly a reoccurring feature in pre electrically lit structures. The windows have a canted jamb profile. In other words the interior size of the opening is larger than the exterior masonry opening. The jambs are skewed to allow more light in for a longer period of time.

Both the flush wood and screen door appear to be of recent modifcations. (Figure 16) The flush wood door appears not even to be an exterior type door based on the amount of deterioration. Further information should be gathered to determine the timeline of all the existing doors and windows. Again there is documentation that none of the woodwork is original and was installed when the building was relocated.

Electrical/Lighting

The existing electrical systems for the Kaw Council house consists of some miscellaneous wall receptacles, strip fluorescents and two by four surface mounted fluorescents with wrap around lenses located in the kitchen. The electrical panel and service are located behind the range in the kitchen and were not accessible during the sight visit. All of the electrical distribution is either by wall mounted conduit or wire mold. (Figure 17 & 18)

Heating and Air Conditioning

The existing mechanical system in the Kaw Council house consists of a set of 4 window units located throughout the spaces. There is no visible heating system in the building. With the chimneys it is apparent that the building at one time contained stoves of some sort. There are three chimney opening covers in the building; two in the main gathering space and another in the kitchen. These are not currently being used. (Figure 19)

CONDITIONS ASSESSMENT

Introduction

Methodology

Through multiple site visits beginning in June 2011 the team began investigating and collecting information with regard to the Kaw Nation Council House located North of Kaw City, Oklahoma. Initial investigations were to determine the critical nature of possible stabilization needs. Under the direction of Michael Sikes, registered architect, the team inspected both the exterior and interior of the structure. Digital photographs, field notes and measurements were used to document the existing conditions along with initial significant features about the building.

Overall Physical Condition

Exterior

The exterior features and materials of the Council House are in fair but unstable condition. The exterior masonry consists of ashlar stone in fair condition. Mortar deterioration, spalling and missing stones are concurrently contributing to the visible damage. The building is also visibly cracking in two. The eastern portion of the building appears to be settling and showing large cracks along both the North and South walls. (Figure 20) Water is visibly infiltrating both the interior of the walls and the interior of the building and further adding to the potential loss of historic fabric. While the mortar has not been currently tested the different compositions visibly present suggest more investigation into the mortar composition should be addressed. Chimney caps and general flashing show considerable deterioration or lack of attachment. Non sealed construction joints along with cracks in these surfaces are allowing water to further deteriorate the materials and compromise the building. Condition of the roof has not been thoroughly investigated because of the lack of access to the interior of the attic; however, with signs of interior damage there will most likely be damage to the roof structure from the exterior as well. The roof also shows signs of water damage to the shingles. The roof overall is in fair condition; however, the shingles are in generally poor condition. The wood soffits appear generally intact; however, the exposed wood is deteriorating due to the need for painting. Steps leading to the front and rear entry do appear to be in fair condition, but much attention will need to be paid to their future acceptable use.

Interior

The interior features and materials of the Council House are generally in fair and stable condition. The interior is divided into two distinct areas. The first is the kitchen which is definitely the simplest.

The walls are all simple plaster on lath and masonry. The plaster is generally in fair condition and does

not appear to have any major loose or deteriorated areas. The ceiling is also plaster over wood lath. This plaster is in good condition with minimal deterioration at this point. There is no apparent water infiltration into the wall or ceiling; however, as we will see in the exterior portion of this section there is certainly potential for large amounts of subsurface damage. The finishes are in poor condition, but are still intact. The flooring is in relatively good condition. There is normal deterioration in the finish of the floor. There does not appear to be any major damage to the wood planks. The planks are over a plywood subfloor which also appears, from the crawlspace, to be in good condition. The trim, base, window and door trim, appears to be in fair condition. All of the pieces appear to be intact; however, there is normal deterioration due mostly from a conditioned space having single glazed windows. There may also be subsurface damage to this area as this is typical for structures of this error and construction especially with apparent exterior deterioration of paint and sealants.

The cabinetry is in poor condition however still functional. There are multiple pieces of equipment that all appear to be from different eras. The major concern of this space is the electrical system that emanates from this space. The condition was not determined at the time of this investigation, but there are obvious code violations with clearance around the main panel. The exposed conduit and wire mold also adds to the concern for this system. The window unit for this space functions, but is entirely inadequate for this space.

The second space is the meeting room. (Figure 21) The walls are plaster over concrete masonry units. The plaster is in fair condition, but also will have major portions requiring repair because of the structural condition of the building. There are large diagonal and horizontal cracks present in the North, East and South walls. The differential settlement and un-reinforced concrete masonry is causing the damage and likely repairs made to this part of the structural will cause even greater damage. The finishes are in need of typical maintenance and will require additional attention when repairs are made. The ceiling is also shows areas of deterioration. There are multiple areas that appear to have water damage. There is a major section of the ceiling along the South wall, near the chimney, that shows definite damage. It is not known what is causing this water staining; however, with the proximity of the chimney there is likely flashing damage at the backside of the chimney. The flooring is in fair condition. There are some areas around the front door that appears to have more extensive damage, but this is caused from poor seals at the perimeter of the door. This may also be caused from this being the most used entry during tribal functions. The trim, base, window and door, is in good condition. The trim is all painted with a bright blue painted finish that is generally intact. The typical areas of deterioration also appear on these sills and interior trim due to single pane glazing in a conditioned space.

The lighting is functional, but all surface mounted. The strip fluorescents are exposed tubes and put off a poor quality of light for the function of the space. There are no obvious code violations, but all the power distribution is not installed in a sensitive manner to the significance of the space. The space is conditioned with three window units and while they do function the volume of the space overwhelms these three units and does not allow for proper coverage.

Specific Findings

North Façade

The exterior of the North facade is in poor to fair condition. (Figure 20) There are multiple locations of complete deterioration. The major damage at first appearance is in the wood addition. There are large sections of the clapboard siding that have rotted away. The finish on this elevation is in poor condition. All the painted wood is in complete deterioration. There are a couple of locations along the soffit that show minor signs of wood rot. The stone surfaces are showing major signs of structural damage. There is a large diagonal crack starting below the eastern most window and traversing upward toward the East. The mortar in the rest of the wall shows typical signs of deterioration for the age of the mortar. The stone lintels and sills are generally intact except for the eastern most sill. In this sill the cracking masonry has transferred directly through the sill and split the stone vertically. There are some signs of spalling, but they are generally minor for the age of the structure.

The windows have some large signs of deterioration on the exterior wood trim. There are also screens that are in complete deterioration. The roof appears to be in fair condition. There is some apparent damage to individual shakes. The brick chimney shows some deterioration of mortar. There is also cap and base flashing that is not sealed to the chimney shaft.

East Elevation

The East elevation is the most detailed of all the elevation, but it is also this elevation that shows major damage. There is large horizontal cracking in the masonry. (Figure 22) This is believed to be caused by unreinforced masonry backing up the stone. The mortar also shows the most deterioration. This is largely caused by the breach in the facade. There are some spalling stones, but in general this is typical damage for this age of stone. The steps leading to the front entry have some cracking and deterioration but this is because water is able to stand on all the horizontal surfaces.

The wood trim, doors and windows are in fair condition. The majority of damage is again caused by the deteriorated finishes and the exposure of the raw wood to the elements. There is some significant damage to the overhang and trim. The transom over the entry appears to have some additional damage that appears to be originate from the sill of the transom not allowing moisture to move away from the glazing. Sealants are in poor condition or missing in large sections of the joints.

South Elevation

This South elevation is mostly a mirror of the North elevation. The masonry appears to be in generally good condition; however, the same diagonal crack is apparent in this facade as well. The crack is not nearly as severe in this facade, but that is only a temporary condition. The facade is moving and may even deteriorate more quickly than expected depending on the deterioration of the structural condition of the foundations under this portion of the building. There are some locations that also show typical deterioration of the mortar.

The wood trim is in fair condition. Most of the deterioration is due to poor condition of finishes that are allowing water to saturate the wood and cause accelerated damage. (Figure 23) The wood addition portion of the wood is in virtually the same condition as the wood trim and has some areas where paint and sealants are allowing additional damage. The roof overall on this elevation is in fair condition. There are damaged shakes, but the damage appears to be isolated to this finish material not the roof system. Along this elevation visible flashing does not appear to be sealed to the chimney. This is also likely what is causing the damage to the interior ceiling space adjacent.

West Elevation

The West facade is in fair condition. This is primarily a wood sided facade and shows some locations with deteriorated butt joints and curling of wood. There are multiple service entries that are not sealed or flashed properly. The masonry portion of this elevation is the original West wall of the structure and the base of the wood addition. The majority of the masonry appears to be in good condition. There is minor mortar deterioration. The majority of this deterioration is located at the chimney because this masonry is not shielded by the overhang of the roof. The cap and base flashing also appears not be sealed. The base under the wood addition also has some signs of deterioration, but the major issue with this is the unsealed crawlspace.

The window in this elevation is in fair condition with some deteriorated pieces. The area around the window unit is also showing damage, but this is likely the cause of the weight of the unit and exposed wood surfaces. The finishes are generally in poor condition with major peeling and erosion. The small portion of the end of the back porch does also show some signs of deterioration with freeze thaw erosion and poor connection sealant at the building face. The roof overall on this elevation is in fair condition, but a larger concern is the flashing. The exposed flashing has multiple areas of corrosion and appears to be in general disrepair. There is also wall to roof flashing at the original stone wall that shows multiple repairs. The shakes are in generally deteriorated on this elevation.

PART TWO: TREATMENT AND USE

INTRODUCTION

The second part to this Historic Structures Report revolves around proposed treatments and options for an appropriate use. The proposed treatments are meant to provide guidance and not set in stone the final track. As in any historic project, flexibility is necessary to preserve as much of the historic character and fabric in the structure(s). A clear set of goals should be established and maintained as much as possible throughout the project. In this case, the Kaw Nation longs to maintain the Council house for a better use than today. The Kaw Nation understands and believes in the significance of the building along with its place in their history and future. Through this part we will look at the significance, an overview of the properties changes and causes, a review of critical conditions from the first part, requirements and factors weighing in on the proposed treatments and use.

The Kaw Nation Council house was originally conceived of as part of a campus of buildings in the Kaw Nation's capitol of Washunga. The town was named for one of the last chiefs of the Kaw Nation and while the town is no longer inhabited the site is on the shores of what is the Kaw Reservoir in North central Oklahoma. The stone portion you see today was the original volume of the building. The building was up and running by the annual report of the Bureau of Indian Affairs, in 1874, for the use of educating, or assimilating, the Kaw Nation's youth to their future role as United States citizens. The building was scaled to the size of the Kaw population, but also typical for the time as a single room classroom building. The only physical documentation of the building as originally constructed is a single photograph, date unknown, and the reports from the Kaw Agency and newspapers located on or near the old agency. The building is said to have initially had thirty youth in the first year, but within a few years the agent began to report almost complete attendance of school age children from the Kaw Nation. The school building continued at least in partial use until 1927 by some accounts. It is likely that the building was no longer used as a school building when the then town of Washunga built another school across Oak Street to the East of the original campus in 1927.

The new use or lack of use also coincided with the end of the Kaw Agency. In 1928, the U.S. government ended its use of the Kaw Agency. While there are not many records of the building from that period, until the Nation officially reorganized, there are maps and stories that depict the building being used as a community building for the Kaw or at least the town of Washunga which was primarily made up of the remaining Kaw Nation members.

It is not clear exactly when the kitchen addition was added; however the addition predated the nomination of the building and relocation of the structure to its location. Aside from the addition there are a couple of interesting features that are modified or removed from the original building that should be noted. The original building had roof mounted guttering along with a downspout located along the

side of the building at what was the East end, now the West end, of the building. These appear from the photograph to be metal, likely copper or painted tin, bracketed on the roughly one foot above the eave. These sloped from front to back and collected in to a round pipe appearing to be made of the same material.

The second feature is the height of the front door masonry opening. In the same photograph as referenced above, the spring points of the arched lintel is higher than the bottom of the adjacent flat or trabeated lintels. It is not clear if there was anything other than an aesthetic reason from making this higher, but when the building was relocated this opening was lowered to match the adjacent window heads.

Lastly, the divisions in the window sashes have changed. In the original configuration, the windows were organized as four over four true divided lite windows. The current configuration is two over two with the division being vertical. There are photographs of the building prior to it being relocated that show the two over two configurations; however, it is not clear when this change occurred.

The largest single event in the history of this structure is the relocation. The impoundment of Kaw Reservoir in the 1970's is key in defining any modifications to the structure. The structure was dismantled stone by stone, allowing for all the quoined cornering to be numbered and then transported roughly one mile North and West of the original campus to the location of the Kaw lands adjacent to their powwow grounds. In this move multiple changes have happened, but still remarkably the structure retains its lasting character and large amounts of historic fabric.

Today the structure is only used at gathering times for the Kaw Nation. The covered structure out back is used to shelter large iron pots used to cook large quantities of food for the gatherings. The kitchen is essentially used as a serving kitchen and the large space is used as the main gathering space. There are issues with accessibility along with climate control as the only means of managing this is with the multiple window units. The space also relies on the adjacent buildings for restrooms which with accessibility compliance issues makes this an even greater problem.

REQUIREMENTS FOR TREATMENT AND USE

In general, the requirements for treatment and use revolve around public regulation and private commitments to maintaining cultural resources. The treatments are determined through multi-faceted decision making based on regulation, historical assessment, fiscal soundness, owners' needs and physical conditions. The requirements are meant to find a proposed method of treatment that will make the resource more valuable culturally and also to the market in which the resource may be used. This value may result from direct investment in repair, preservation of the resource, access to the resource or even repurposing of the resource for a new use which will place the resource *in service*.

This last part, use, can be an over arcing determinate. Many resources continue to decay and lack maintenance because the original or current use does not provide enough value in the resource. Identifying an appropriate use for a historic resource can ultimately determine the amount of monetary worth a particular resource will be allocated. In all situations, the use should consider primarily the sustainability of the resource. Short term uses are generally not appropriate unless long term plans can be defined that also maintain the resource. Uses are not always apparent, and may require large perspective inquiries to make the use appropriate. For example, proposing to shell a historic downtown office building with historic interior corridors and a grand lobby for use as a parking garage is probably not a good fit. Not that the use couldn't potentially protect the building from demolition, but there may be a more appropriate use that maintains the historic fabric of the building. On the contrary, a downtown office building that has been previously shelled of its interior corridors and spaces may find that the best use for it would be a parking garage. Appropriate uses are a balancing act of all determinates. Some of the requirements are discussed in more detail below. The regulations, standards, guidelines, codes, etc. discussed should be considered in the defining of a proposed use and inform all proposed treatments. These contain valuable resources which are available through public information.

National Historic Preservation Act / Section 101

The National Historic Preservation Act, as amended, of 1966 provided the Department of the Interior with the first tools needed to protect and preserve United States historic resources. In alarming rates, historic resources of the United States were being altered and destroyed through non-use or deliberate demolition. The act was intended to preserve irreplaceable heritage and accelerate all programs both public and private engaged in preserving these resources.

Section 101 of the NHPA is for authorization of the Secretary of the Interior to producing and maintaining the listing of these resources. The list is known as the *National Registry of Historic Places*, and also contains properties designated as *National Historic Landmarks*. This section also included mandates for Federal, State and Local organizations to be formed for the advent of preservation along with help in nominating and maintaining the registry.

The Kaw Council House is listed on the *National Registry of Historic Places* as the Kaw Agency. Due to this distinct designation the proposed treatments, uses and ultimate work should be done to conform to the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*. These standards and guidelines should be used to ensure the future of the listing on the registry.

Secretary of the Interior's Standards & Guidelines for Treatment of Historic Properties / (CFR Part 68)

The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties are non-technical guiding principles for consistent application of treatment(s) to cultural resources. The

standards are living in the sense that they are evolving with new technology and knowledge. The principles however remain the same. Four categories have been developed as concepts to apply to each project and endeavor to provide all caretakers of these resources with tools for maintaining and repairing(and in some cases even replacement of) historic fabric.

The four principles for the treatment are as follows:

- *Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.*

- *Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

- *Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.*

- *Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*

Each of these driving principles has a distinct purpose. One way of looking at these treatments would be as a progression in the extent of changes necessary to maintain the resource. Another way might be to look at this as an evaluation of the quality of the existing historic fabric and the significance of this historic fabric to the resource. In looking at a potential historic battlefield, one might consider the amount of the battlefield still recognizable or that has been maintained in its original configuration. Have additional structures been added or demolished? Has earthwork changed significant features, such as tree lines, high ground or low ground? Have the changes become a part of the significance? Can existing fabric be reconstituted or preserved? Many factors will provide illumination on a proposed treatment. It may be that even after a direction has been established that once a treatment has been started a better treatment may be discovered through unforeseeable conditions.

National Historic Preservation Act / Section 106

As recorded from Section 106 of the National Historic Preservation Act.

> *Section 106 (16 U.S.C. 470f)*
> *The head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under Title II of this Act a reasonable opportunity to comment with regard to such undertaking.*

Though the Kaw Nation holds this land in trust, review and acknowledgement of effects on the Council House should be undertaken by State, Local and Tribal entities to ensure the listing of this property is not endangered by proposed treatments. Unofficial discussions should be made with State entities and consultation with professionals should be undertaken to inform decisions on intended treatment and use. Continual documentation should be used throughout the process to provide a final record of treatment. This should be shared with the entities involved for larger record and potential education of future projects.

Americans with Disabilities Act of 1990

The Americans with Disabilities Act of 1990 and associated guidelines were established to provide protection from discrimination with regard to individual disability. Disabilities as defined in the Act may be physical, mental, permanent or non-permanent, and must affect one or more major life activities as defined also within the Act. In this case, the Kaw Nation, being a sovereign nation, is not required to follow the Act. Also, the Kaw Nation does not currently have written regulations or laws which are intended for this purpose. It is however recommended that the Kaw Nation make every attempt to provide for reasonable accommodation at this property.

The Act also discusses means in which reasonable accommodation should be evaluated and that each property should be evaluated on individual factors. Status as a historic structure, budget, feasibility, etc. should be considered when proposing possible accessible alteration to the property. Short and long term planning for future accessible accommodation should be determined to establish a course of action for current and future treatment to the historic structure.

It should be noted, that the era in which this building was originally designed will make it difficult if not impossible to make the property fully accessible. It is also recommended that any treatment accommodate to the greatest extent possible, accessibility to the property as all intended users should be afforded the experience of this historic place. In conjunction with this recommendation comes the equally important factor that the properties' historic character or significance should not be compromised in order to provide complete accessibility as future treatments may yield less or non-detrimental accessible treatments.

International Building Code / National Fire Prevention Agency

Most state and local governments use standardized building codes with amendments for individual jurisdictional requirements. The State of Oklahoma currently uses the International Building Code 2006 and International Fire Code 2006. These codes provide for the health and safety of the public, and promote good building practices. Within the IBC framework are provisions for existing and historic buildings. These provisions allow for alternate compliance methods to work out with individual jurisdictions to both mitigate *distinct life safety hazards* and maintain the historic character of the structure.

Because the property is held in trust the Kaw Nation is not required to follow state or local regulations. If not already in place or in process it is recommended that the Nation put in place requirements for life safety and fire prevention to deal with the historic property and any other property that could be of cultural significance. For these reasons it is recommended that the work be done in accordance with both Kaw Nation building standards and the International Building Code 2006 with amendments as adopted by the State of Oklahoma. Kaw Nation risk management should review these recommendations and make a final determination in the best interest the Kaw Nation and the public at large.

It should also be mentioned that all too often, strict compliance with the code is either infeasible or can cause the destruction of large quantities of historic fabric. In these cases, it is recommended, that Kaw Nation risk management provides written recommendation for alternate compliance methods as previously indicated. The building code recognizes these complications with historic and existing buildings and allows for alternate means to both preserve the historic character of these structures and not cause harm or harmful situations for the public.

> ***3409 Historic Buildings.*** *The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.*

Kaw Nation General Management Policies

The Kaw Nation maintains sovereign right to legislate, adjudicate and administer all policies and regulations guiding the treatment and use of tribally owned resources. The Kaw Nation government provides multiple departments in determining direction on particular resources, and it is recommended that these entities develop written policies regarding:

- Pre-evaluation of all cultural/historical resources, and even potential resources for the Nation, to ensure appropriate action can be planned and implemented to preserve the resource(s) whether through the Nation or in partnership with outside entities having a vested interest or control of a particular resource.
- Managerial processes for the preservation of cultural/historical resources, including but not limited to, preservation rather than large interventions; stabilization, protection and interpretation rather than demolition or relocation; maintenance rather than major repairs of neglected resources.
- Managerial processes for approval of proposed treatments that balance historic resource's needs with the Nation's organizational needs.
- Policies that promote education and skill sets within the Nation to preserve and protect the Nation's historic resources. These can be as broad as identifying and acquiring resources not yet under the Nation's umbrella or as specific as job training into preservation techniques and trades.
- Providing for expansion of current long term policies to maintain and direct priorities on preservation.

These policies can better equip the Nation to assess their own resources and provide valuable knowledge and skills to continue the preservation, interpretation and responsible use of these and other cultural and historical resources for many generations.

ALTERNATIVE TREATMENT AND USE

The last portion of this report is dedicated to evaluating the information gathered to whittle down the possible treatments and uses for the building. As discussed previously in this report, it is imperative to find a use and proposed treatment that is sustainable and valuable. Efforts will be aimed at preserving historic fabric. Also, this report sets out to provide guiding principles for treatments and uses seemingly at odds with the goal of preservation.

Use

Finding the appropriate use for the building takes thorough investigation and evaluation of the many factors affecting and individual resource. Weighing of these questions with all parties involved having equal opportunity to educate the process is paramount to finding an appropriate use that can be stood behind for many years. Questions such as:

- Will this use create an unnecessary potential for large quantities of historic fabric to be destroyed or historic character to be lost?
- Will this use serve the owner in a manner that will promote continued utilization?
- How will this use provide for future maintenance and preservation efforts?

These and many more questions should be asked and answered in defining a proper use. Inappropriate use can lead to unintentional neglect, public defacement or even the deferment of meaningful maintenance. Equally as important, an inappropriate use may also provide paths for significant loss of historic fabric and character. Loss of the building's historic fabric and/or character defining elements can impact the significance of the structure and can jeopardize status on the National Registry of Historic Places. All effort should be directed in ultimately maintaining and increasing the strength of the building's future on the Registry.

The special significance and true rarity of this type of building from this era and in this geographic location shortens the list of possible uses for this structure. The astonishing part is the relatively limited number of uses the building has contained. These facts provide a strong indicator of the impact this use will play in many decisions. From school (1874 - 1927) to community building (temporary use coinciding with dismantling of the Kaw Agency) and all the way to the Kaw Nation's use as a Council House(1970's – 1995) the building has served its people. This fact should play a large role in determining potential uses. The following sections will attempt to show evaluating criteria for the major possible uses, and determine which ultimate use will be proposed.

Kaw Agency School

The original use of the building was as part of the Kaw Agency school. This use while probably considered by this report to be the most significant use in this structure's history is way beyond the capacity of the current footprint of the building. Contemporary schools, even independent school systems, have a far greater program than could possibly fit into this structure. Any additions that would be necessary to make this function in the capacity as a school would likely destroy the historic character of this "one room" school house. The constant use would also be a problem for this structure. While there are uses that would have constant use that could be feasible, the wear and tear on a building of this nature would be detrimental to this structure. Use as a schoolhouse is not recommended.

Kaw Indian Agency Use (Temporary)

The second use is as an agency building for the Nation. This use is simply non-existent. The United States federal government closed the Kaw agency in 1928. Since this time the Bureau of Indian Affairs has removed over-sight from the Nation proper. Self governance is the current relationship between these two nations, and with this sovereignty no use involving another nation would be proper or necessary.

Council House Use

The use of the structure as a community space and council house is very fitting for this structure. While this use is not the use that was original to the structure it is documented that the building has been used in this capacity throughout the period of significance and even after the agency ceased to exist. As with many school houses, contemporary or historic, these structures were already capable of handling the capacity and the layout as a public meeting space. As will be discussed in subsequent sections, the contemporary conveniences are not in the building currently, but these can be accommodated in a sensitive manner. Above all and most importantly is the building's use as a community centerpiece. Though the building has been removed from its original location the building remains central to much of the Kaw Nation citizenry. This symbolic center is where the school house has always been and when considering the ability of this building to continue on it should play a significant role. If used as a community gathering space it can be endeared to another generation of the Kaw. It can be maintained through this Nation's facilities maintenance and would again become a place of pride for all to enjoy.

APPROACHES TO TREATMENT

The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties provides four possible treatments for historic structures. These guidelines were intended for properties that are considered to be cultural resources. To reiterate, the guidelines provide for the following possible treatments: *preservation, restoration, rehabilitation, reconstruction*. These are not necessarily

in a order of preference; however, that being said the standards and guidelines promote preservation as the point of return for all decisions on treatment. In general, all choices are for preservation of the resource and only when additional information is gathered should additional interventions be proposed.

In considering these different approaches to treatment one should always consider first the *significance* of the buildings inclusion on the National Registry. Analyzing the reason for a structures inclusion should be paramount. Secondly, the *current physical condition* of the building. Physical condition may prevent one treatment or may require another. If large quantities of historic fabric are missing then maybe preservation as an overall treatment is not reasonable. More to the point, the preservation of missing fabric is not possible. This might lead one to look toward restoration or rehabilitation. On the other hand if the historically significant fabric of the building is all intact and is going to be used for the purpose for which it was intended then maybe preservation is the only logical treatment. Third, should be the proposed use. As discussed previously, the appropriate use should be compatible with final decisions about treatment.

Inappropriate treatments are far too often a result of time, funding issues or inappropriate uses. An inappropriate treatment may even result from a lack of value for the historic characteristics of a particular structure. Treatments should heighten the awareness of these characteristics. This is achieved by being true to these characteristics and understanding the testimony that these elements have in defining the resource.

Preservation in Current State

As talked about before, preservation should always be looked at as a proposed treatment. Secretary of the Interior Guidelines stipulate that this treatment above all others should be our first and most strived for treatment. However, preservation as goal and preservation as a treatment are two different directions. Preservation in this building's current state would likely provide the least amount of intervention and potentially protect the most amount of *existing* fabric. A few of the keys to proposing this as a treatment lies in the: *existing* fabric; configuration of the building and those elements relationship to the buildings era of significance. While these are not exclusively the facts to evaluate a treatment, these will provide us with a point of departure in this discussion.

The purpose for which the Kaw Nation Council was listed on the National Registry was as the Kaw Indian Agency. In saying that, the period in which the Kaw utilized the structure weighs crucially on what should be considered significant enough to retain and what may just be temporal elements having little value in maintaining the significance of the structure. Have there been other periods that added to the building's rich history? Absolutely; however, do they weigh so heavily on the nomination of this structure as to ultimately alter and include these as significant elements or characteristics? Think of it in this matter, could one remove or altered element "x" or characteristic without losing the significance. On the contrary one has to be careful not to say all elements play some role in the continued

significance of a historic resource. As an example from this building which will be discussed later, it would be similar to attributing significance to the existing front door that has been placed in the front entry. While this example shows some obviousness, it is intended to show a necessity to set some level of tertiary influence as to why particular existing element should or should not have merit in this discourse.

The council house does not exist in a condition that makes preservation in this state seem reasonable. Far too many elements are not sensitive to the building. This doesn't altogether discount preservation, at least as an overarching treatment, but as a selective goal to be outlined in a more sympathetic treatment. Preservation as a treatment would likely not serve the building well as preservation of this building has not provided the ability for the building to be maintained over the last thirty plus years since the Corp relocated the structure. This is due in large part to it's inability to function. Other treatments could potentially serve this structure better for the future.

Restore to 1874 - 1928 Period

Restoring to the period of significance should also be considered as a way of telling this cultural resource's story. One major obstacle with restoration is the generally poor condition of records for the building and site during this era in this part of the continent. With the period of significance set through the latter part of the 19th century, just before the United States government removed the Kaw government's ability to officially self-govern their affairs, the records for this building are sketchy at best. Most of the information that was retained by the Nation about the building has been virtually lost to time from the time of the Curtis Act until the Kaw Nation formally re-organized itself during the 1970's. Most of what does remain came from private collections or the few items that had been retained by the Kaw and State of Oklahoma historic society. Without positive information it would be nearly impossible to restore the resource without major conjecture. Conjecture should never be attempted in buildings of this nature. Even though conjecture can prove to be correct, it will often times provide a false sense of history.

Rehabilitation of exterior and interior

When considering all the reasonable treatments one is really left with rehabilitation for the Kaw Nation Council House remaining for discussion. As a side note, there is the treatment of reconstruction; however, with the building remaining and multiple realistic treatments this has been left out of this discussion. Reconstruction similar to restoration requires knowledge of the structure or sight during the period proposed and in this particular case there is not much information remaining with regard to the original sited building as it is currently beyond the shores of Kaw Reservoir. This brings the discussion back to rehabilitation. Rehabilitation really is the most dynamic of all the existing building treatments. Rehabilitation allows for the most intervention, and also allows for interventions that foster unique value when proposing a new use. All interventions need to be conducted with respect to the structure

and or site with which it will be associated. This should not include replication of the historic, but rather veneration for scale, proportion, space, rhythm, and etcetera. Rehabilitations should neither allow the building's character to be diminished nor to mock the resource through mimicry. The distinction should be made between the old and the new, and the new should find a place in the background sensitive to the historic character of the structure.

As previously mentioned, another aspect of rehabilitations, one fitting the proposal for this structure, is the incorporation of a proposed new use. One that may not be the same as the use(s) during the period of significance, but complementing, promoting, or casting additional light on the resource and or its purpose for registry nomination and acceptance. Proposing a treatment that can foster a proposed use is important, especially, in situations where the relevance of a structure's original use has become immaterial. In contrast to both previously suggested treatments, preservation and restoration, rehabilitation allows for some additional limited action(s) to be taken within an appropriate treatment to move some of the conflicting aspects of the historic resource toward the use rather than solely relying on the use to fit the treatment proposed. This is not always possible depending on the use and not always appropriate in situations where final decisions may ultimately reduce significance to the point that registry status may be of question, but what we can say is that rehabilitation provides the balance spoken about previously. This balancing will be evident in systems such as mechanical, electrical, security and surveillance that will require considerate integration of these systems. Minimizing visible impact of these systems will be the most difficult with the construction of the current building; however, many of these elements can utilize common paths of space between structural elements that will lessen the impact. Additionally, elements such as exterior doors and the buildings accessibility can be addressed in a sensitive manner.

Assessment of Treatments

In analysis of the potential treatment for the Kaw Council House, the impact from and upon all the different factors are to be weighed. It should also be noted, that while this analysis is finite in the information for which it is based, future findings may ultimately alter the direction of the particular treatment. The analysis, for the purpose of this report, should be thought of as an end of many discussions, and the continued discussion of the chosen treatment and use. These are meant as highlights of the thorough consideration of multi-facetted discourse between all parties, including historians, architects, state historic preservation officers and owners. Potential treatments for the building have been considered thoroughly and the following are intended as a direction based on these results.

ULTIMATE USE AND TREATMENT

It is necessary to evaluate the ultimate treatment and use together to inform possible plans for this property. With the proposed use, as a community room and council house, recommendations would be

to draw up working treatment plans for a rehabilitation of the structure. Under the treatment of rehabilitation, preservation of historic fabric should still remain the ultimate goal. For this particular site, items such as restoration of the masonry, entry, windows and guttering should be carefully restored. Other items that are not considered historically significant should be removed if appropriate character defining elements can replace or be exposed.

One clear example of items that should be evaluated would be the windows. The existing sashes are likely from the time when the building was relocated from the original site. Documents from the Corp of Engineers state that only the exterior stone was reused and that the other elements were replaced with similar materials. Should these be removed and replaced with period appropriate sashes? Would the added value of this period and corresponding use appropriate window have a better impact than retaining existing yet non-historic sashes? The same could be said of the front entry door. Pictures of the front door should be analyzed to determine if the construction and design of the historic door is discernible. In this particular case it would be the opinion in this circumstance that the detractions would outweigh the false sense of history if the existing remains. The rear entry is also of particular interest. More period and use appropriate doors should be researched.

Another major characteristic is the masonry. The masonry today is in relatively good condition given the material, ashlarred stone, and the one hundred and thirty plus years that the stone has been exposed to the elements. The mortar on the other hand has some eroded areas and poorly installed patches. This should be removed per the Secretary of the Interior's Standards and repointed with a mortar consistent in makeup and hardness to the mortar used at the time of relocation. Typically it would be recommended that the mortar match that of the original, but with the relocation and furring out of the walls with CMU the necessity of the mortar matching the original is less of an issue. Careful consideration should be given to whether the existing mortar is protecting the resource or doing more harm and considered in whether to maintain the existing or replace this material with a different mortar type. If care is used in the repointing process the mortar would have a long life expectancy and should mitigate any further moisture infiltration through the mortar joints. Much of the building's moisture may be coming from this area, but in this particular case it appears to be coming from settlement cracks and roof deterioration.

The existing addition should also be maintained. While this is not from the period of significance during which the Kaw school flourished, this is certainly a telling characteristic and story of the building. Further discussion regarding the accessibility of the building is discussed later in this report. The roof over the building should be repaired and new flashing and shingles should be installed. The exterior wood work revolving around the addition should be repair or replaced in-kind and then refinished.

Additional, significant characteristics of the exterior are the windows. The masonry openings for the windows are generally in the same configuration of the original structure with exception of the front entry door and transom on the East end of the building discussed previously. Additional examination should be done on the windows to determine what if any part of the windows are from the original building. If they are portions deemed to be from the original building then they should be carefully removed, labeled restored and reinstalled. If they are not of significance to the structure then possible replacement windows in the same style and profiles as the originals should replace these deteriorated elements. The divisions in the window sash present a really tricky question. There is some evidence that this may have predated the relocation of the building but when and why these changes happened is not known. For that simple lack of information it would be proposed that these be replaced with sashes in-kind that contain the original four over four layouts. This will enhance the buildings cultural significance by presenting the building as it would have been when the building was integral to the Kaw way of life on their new land. The existing sashes could be retained by the Kaw for future use if they are determined to be more appropriate in the further research.

This recommendation is created specifically for this use and treatment together. Additional treatments and uses may be appropriate, but for the purposes of this section these have been considered and removed as alternatives with the current research.

Use

As previously discussed, there have been relatively few uses of this building. Fewer uses would appropriately sustain the character of the building for future generations. To apply the most significant past use to the building would not be feasible. The contemporary use of a school or government building provides no security for the structure. The lack of programmatic space makes many of the possible uses impractical if not altogether impossible.

The use recommended for this structure is as a community space. As a community building the structure can continue on in a manner that is in concert with the spaces existing. Only minimal modifications will be necessary to bring the building to the contemporary requirements of this type of use. Items such as accessibility, mechanical and electrical are upgrades that can be done with small impact to the historic character defining features of this building.

As a public facility the building would more likely receive the needed maintenance for such a rare historic structure. Also the permanence of most structures of this nature and use would likely provide a longer sustainable future for the building. Elements and character defining features of both the building and site could be preserved through multiple median. Modernization of the building could be limited to those functions necessary to maintain climate for controlled quantities of patrons and sensitive incorporation of lighting and accessibility.

Treatment

In the literal sense, the building now has a chance to create another lasting impression on yet more generations. While many Nations have moved to modern facilities the Kaw are uniquely capable of still using this structure for both functional and ceremonial national events. The ultimate treatment can express this without losing the character of the building. While the exterior could be restored to a conjectural form of the original based on photographs it would not be recommended. No argument has been promoted to restore the building to original construction nor does there exist enough significant changes to recommend this type of treatment. For these reasons together the ultimate treatment should be a rehabilitation of the structure while using the period of significance as a departure point and preservation of materials deemed to be actual historic fabric.

Lighting, Communications, and Power

When it comes to providing lighting, communication and power to a structure of this era we are left with little direction but to upgrade. The buildings of this era would have been lit by kerosene or candle at night and the windows would have been the main source in the daylight. Design of the building envelope was a balancing of well lit rooms and inhabitant comfort. These were somewhat of trade off in this era. Communication wasn't even a thought in terms of systems and power would have no purpose as those items we commonly power up today did not exist or were manually performed.

In the Council house it is the careful integration of these systems that will be crucial. In the Council house we have the added issues of the walls that are generally solid stone or concrete masonry and this leaves few options on the visibility of these systems usually hid within the construction. The only concealable spaces, and the spaces that are recommended to be used, are the attic and crawlspace. When systems are installed these spaces should be utilized to provide power distribution and controls so as little of the historic fabric and important character be involved in this upgrade.

The use of a centralized control of new services and existing structural system to minimize the visibility of the new systems would be the most appropriate. The lighting for this project should include minimal decorative lighting for the historic spaces. Wall sconces could provide a low level of general ambient lighting while being made to reflect a more period appropriate appearance. In the secondary spaces use of energy efficient service type lighting will likely be the best choice and due to its location will not detract from the historic character of the structure. The lighting should be controlled with a programmable electronic dimming system according to zones. Power outlets in the space should be at a minimum and only being provided for convenience in cleaning, etc. through lockable floor boxes.

Climate Control

Similar to lighting and power, climate control would have been a wholly different thought in this structure's period of significance. Climate control would have been accomplished through wood, coal or kerosene heaters, and cooling passively achieved through window openings and building design. The mechanical system is recommended as a high velocity small duct system. It is a choice that will allow for maximum moisture control and comfort to the patrons. All of the ductwork should be located at the crawlspace or attic spaces and designed to fit between structural members in order to minimize its impact on the historic nature of the building.

Accessibility

The Council house is currently not accessible to those with some physical disabilities. Neither entry currently accommodates wheelchair access nor even have handrails. It is recommended that a sensitive treatment with regard to accessibility be strived for at this site. There are multiple solutions that could provide the building with the much needed accessible means. It is not recommended in this report to alter greatly the ground plane; however, there may be a way to use this alteration to be minimally impactful on the existing presence of the structure. With multiple possibilities a less impactful maltreatment should be explored in making the structure accessible. It is also recommended that public facilities could be provided in the adjacent non-historic structures with little impact or vulnerability being caused to the historic site. An accessible route within spaces should also be maintained with any fixture placement.

Materials repair or replacement

While it is always recommended that materials be repaired rather than replaced there are occasions that warrant greater intervention. When deterioration has occurred that is so great that the materials cannot be restored we are left with removing the material and replacing this material. This material should be replaced with materials that are considered "in kind". This doesn't mean wood with wood or brick with brick, but in kind speaks to all the qualities of a material. It would start with exact replacement. Then the most defining characteristics would follow. If materials require this much intervention it is also recommended that Kaw Nation have in incorporate standards for replacement of methods for future maintenance and repair. All maintenance should use qualified personnel and consult with State and Kaw Nation preservation authorities.

Repairs and Maintenance

Repair and maintenance of the Kaw Nation Council House should be thought of in the sense of an ongoing restorative process. All buildings begin deteriorating the moment they are built on a site.

Many historic materials are especially at risk for rapid deterioration. Vulnerable and sacrificial materials require periodic inspection for signs of deterioration requiring attention.

Detailed maintenance manuals should be established for all historic properties and site/material specific treatments should be outlined for the structures. These should be in accordance with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* along with state preservation standards and Kaw Nation policies as they are adopted.

FURTHER HISTORICAL RESEARCH

The date of this report should be used as a starting date for further research. Due to the limited amount of physical investigation and limited amount of demolition more research is recommended into the many physical characteristics of the structure as it stands today. During any present or future construction it should be emphasized to those doing work that care should be taken in removing finishes or elements of the building for repair. If unidentified elements are discovered before or during the course of the proposed treatment work should be stopped or modified to preserve, document and assess the impact of any discoveries on the work proposed. It may be necessary to modify possible treatments or even to change course if the discovery is significant to the resource.

Additional, testing of materials should be required to assess both significance of a particular material or construction to the historic resource and future discourse regarding maintenance or other treatments and uses proposed. As funding becomes available more research should be done to look into possible private collection of information. This is especially important knowing of the dispersion of many of the Kaw records to individuals and entities at the turn of the 20th Century. Furthermore, archeological research should be performed in and around the original site of the building to access if other information can be gathered about this important feature of the building. Do to funding no research was done regarding the overall original site.

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Photographs

Cover - *Kaw Indian School*. n/a. Photograph. Oklahoma State Historical Society, Oklahoma City, Oklahoma.

Photographs at the end of this report were taken by Sikes Abernathie Architects during the investigation portion of this report.

PHOTOGRAPHIC DOCUMENTATION

Figure 1 – East Elevation



Figure 2 – Northwest Corner



Figure 3 – Crawlspace under kitchen



Figure 4 – Southeast Corner



Figure 5 – Interior Looking West



Figure 6 – East elevation



Figure 7 – South elevation



Figure 8 – North elevation of kitchen addition



Figure 9 – North elevation



Figure 10 - East elevation



Figure 11 – Southwest corner



Figure 12 – Addition to original West elevation



Figure 13 – Interior window canted jamb



Figure 14 – Interior walls, trim and moldings

Figure 15 – Wood sash profile detail



Figure 16 – Interior and back doors



Figure 17 – Electrical and hot water tank installation in kitchen



Figure 18 – Cabinetry, equipment and electrical panel location in kitchen



Figure 19 – Typical mechanical system



Figure 18 – Diagonal masonry crack in North elevation



Figure 19 – Main gathering space looking East



Figure 20 – Large horizontal crack in East wall



Figure 21 – South elevation of kitchen showing deteriorated wood finishes



Kaw Council House

Kaw Nation Reservation

OWNER
KAW NATION
KAW CITY, OK 74150

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DRAWING INDEX

ARCHITECTURAL

C101A	SITE PLAN OPTION A (FOR INFORMATION ONLY)
C101B	SITE PLAN OPTION B (FOR INFORMATION ONLY)
C101C	SITE PLAN OPTION C (FOR INFORMATION ONLY)
A101A	FIRST LEVEL & ROOF FLOOR PLANS OPTION A
A101B	FIRST LEVEL & ROOF FLOOR PLANS OPTION B
A101C	FIRST LEVEL & ROOF FLOOR PLANS OPTION C
A211	EXISTING EXTERIOR ELEVATIONS
A212	EXISTING EXTERIOR ELEVATIONS
A213A	NEW EXTERIOR ELEVATIONS OPTION A
A214A	NEW EXTERIOR ELEVATIONS OPTION A
A213B	NEW EXTERIOR ELEVATIONS OPTION B
A214B	NEW EXTERIOR ELEVATIONS OPTION B
A213C	NEW EXTERIOR ELEVATIONS OPTION C
A214C	NEW EXTERIOR ELEVATIONS OPTION C
A215	BUILDING SECTIONS
A216	WALL SECTIONS AND DETAILS
A301	FIRST LEVEL REFLECTED CEILING PLAN
A411A	ENLARGED STAIR AND RAMP PLAN OPTION A
A411B	ENLARGED STAIR PLAN OPTION B
A411C	ENLARGED STAIR AND RAMP PLAN OPTION C
A501	SCHEDULES & DETAILS
A502	DOOR DETAILS
A503	WINDOW DETAILS
A601	INTERIOR ELEVATIONS

1. PROJECT DATA

1. BUILDING DATA

FIRST LEVEL	1524 SF.
TOTAL GROSS SQUARE FOOTAGE	1524 SF.

2. CODE REVIEW

2006	INTERNATIONAL EXISTING BUILDING CODE
2006	INTERNATIONAL MECHANICAL CODE
2006	INTERNATIONAL PLUMBING CODE
2005	NATIONAL ELECTRIC CODE
2006	INTERNATIONAL FIRE CODE

OCCUPANCY:	A3 - ASSEMBLY - COMMUNITY HALL
CONSTRUCTION TYPE:	TYPE V-B (MASONRY EXTERIOR WITH WOOD FLOORS AND ROOF STRUCTURE)
HEIGHT/AREA LIMITATIONS:	1 STORY/ 6,000 SF. PER LEVEL

FIRE RESISTIVE REQUIREMENTS -

STRUCTURAL FRAME	0 HR	TABLE 601
EXTERIOR BEARING WALLS	2 HR	TABLE 601
INTERIOR BEARING WALLS	0 HR	TABLE 601
EXTERIOR NON BEARING WALLS	0 HR	TABLE 601
INTERIOR NON BEARING WALLS	0 HR	TABLE 601
FLOOR CONSTRUCTION	0 HR	TABLE 601
ROOF CONSTRUCTION	0 HR	TABLE 601
CORRIDORS	0 HR	TABLE 1016.1

3. GENERAL NOTES

1. ALL EXTERIOR AND INTERIOR RESTORATION, AND NEW CONSTRUCTION IN HISTORICALLY CONTRIBUTING AREAS, MUST CONFORM WITH THE SECRETARY OF INTERIORS STANDARDS FOR REHABILITATION, AS PUBLISHED BY THE U.S. DEPARTMENT OF INTERIOR, NATIONAL PARK SERVICE.
2. THESE DOCUMENTS INDICATE THE INTENT OF THE IMPROVEMENTS/REPAIRS AND MAY REQUIRE ADDITIONAL INTERPRETATION OR DETAIL AS CONSTRUCTION CONDITIONS OCCUR. DIRECT ALL QUESTIONS TO THE OWNER OR ARCHITECT PRIOR TO INSTALLATION.
3. THE SQUARE FOOTAGE IN THESE DOCUMENTS, DEFINED AS TOTAL AREA, WAS CALCULATED FROM THE EXTERIOR FACE OF WALL.
4. ALL WORK SHALL MEET ALL GOVERNING CODE JURISDICTIONS AND ADAAG ACCESSIBILITY REQUIREMENTS. CONTRACTOR SHALL REVIEW SITE CONDITIONS & INCLUDE ACCESSIBLE COMPONENTS AS REQUIRED.
5. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ALL USE OF THE SITE WITH THE OWNER PRIOR TO CONSTRUCTION.
7. ALL FIRE RATED ASSEMBLIES SHOWN IN THESE DOCUMENTS SHALL BE CONTINUOUS FROM THE TOP OF THE FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED ASSEMBLY ABOVE OR TO DECK. PROVIDE FIRESTOPPING MATERIAL AS REQUIRED AT ALL VOIDS AND CAVITIES.
8. REFER TO TECHNICAL SPECIFICATION FOR ADDITIONAL BID INFORMATION.
9. FINAL LOCATIONS OF FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
10. CONTRACTOR TO COORDINATE TESTING & PROVIDE FOR TREATMENT OF ALL CONTAMINANTS, INCLUDING BUT NOT LIMITED TO ASBESTOS, MOLD, TERMITE, SOIL & LEAD.
11. CONTRACTOR TO PROVIDE 24 HR NOTICE TO OWNER FOR COORDINATION OF ALL TESTING.
12. ADDITIONAL STRUCTURAL STABILIZATION DOCUMENTS ARE INTEDED TO BE PERFORMED PRIOR TO THIS WORK. ADDITIONAL SCOPE MAY NEED TO BE COORDINATED BASED ON EXISTING CONDITIONS & STRUCTURAL REPAIRS AT THE COMMENCING OF WORK.
13. MECHANICAL, ELECTRICAL & PLUMBING CHANGES ARE DESIGN BUILD - COORDINATE FINAL SCOPE WITHE OWNER. THE INTENT OF THE MECHANICAL SYSTEM IS TO UTILIZE A UNICO - SMALL DUCT HIGH VELOCITY HVAC SYSTEM.

4. REVISION LOG

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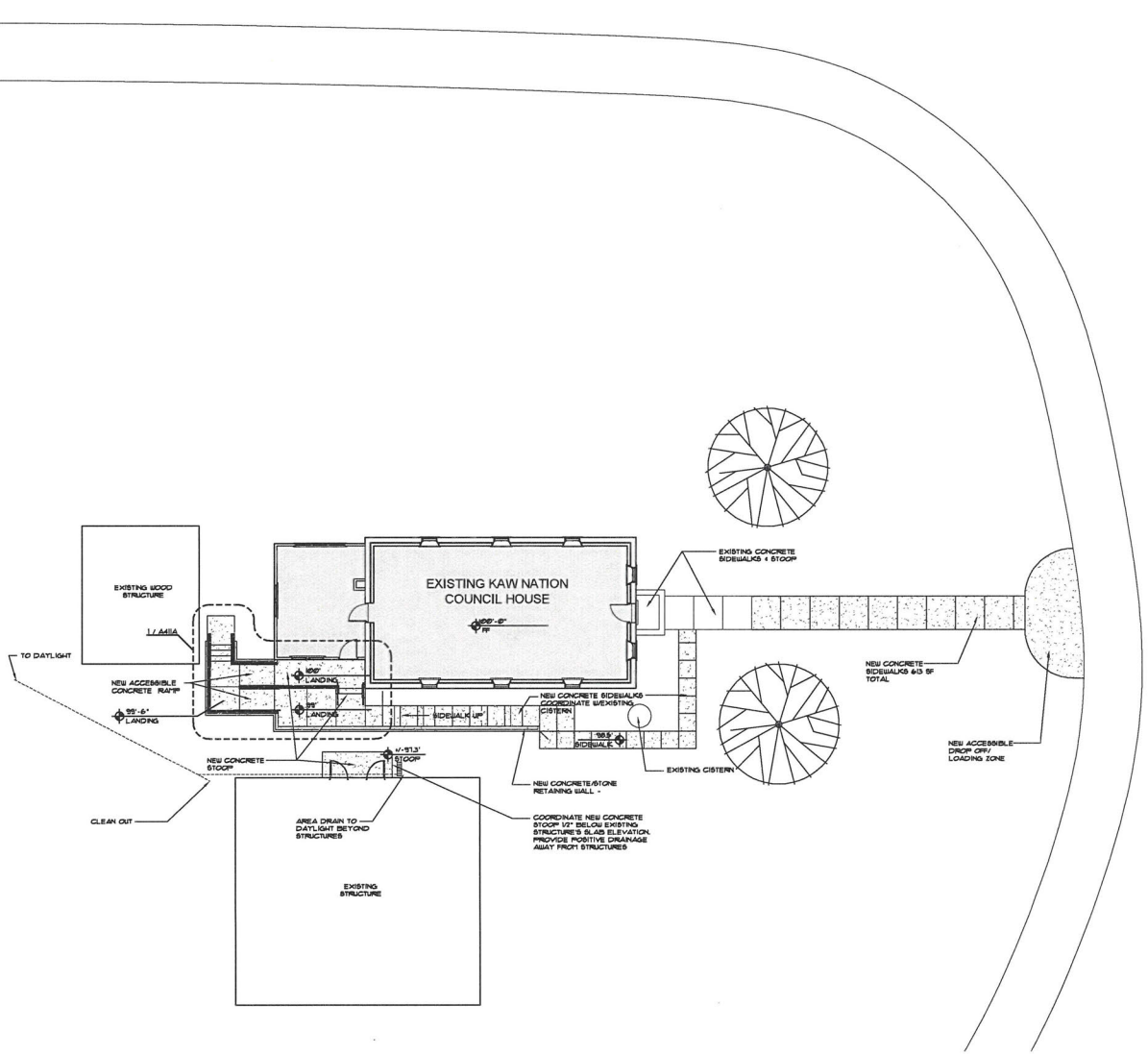
BID DOCUMENTS
11/16/2011



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Kaw Nation
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Kaw City, OK

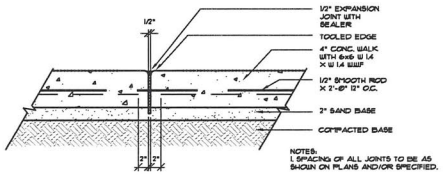


NORTH

1 SITE PLAN
C101A SCALE: 1"=10'

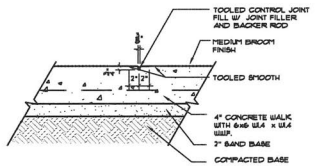
SITE GENERAL NOTES

1. CONTRACTOR SHALL ACKNOWLEDGE THAT THE EXISTING SIDEWALKS ARE IN GOOD CONDITION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITIES. EXISTING CONCRETE AND ASPHALT PAVING TO BE REPAIRED AS REQUIRED IN AREAS NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NEW UTILITIES/SERVICE LINES TO THE BUILDING IF REQUIRED, INCLUDING ALL TAP FEES. REPAIR PAVING, LANDSCAPING OR SIDEWALK AREAS IF DISTURBED.
3. CONTRACTOR SHALL ACKNOWLEDGE THAT THE EXISTING TREES, SHRUBS, AND VARIOUS LANDSCAPING ARE IN GOOD CONDITION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITIES.
4. PROVIDE CONCRETE PADS AT ALL MECHANICAL UNITS.
5. FINAL GRADE ELEVATIONS OF NEW PAVING, SIDEWALKS, ETC. SHALL BE ESTABLISHED DURING CONSTRUCTION, BY THE CONTRACTOR. GRADES SHALL BE APPROVED BY THE OWNER AND ARCHITECT. PROVIDE A POSITIVE SLOPE AWAY FROM THE BUILDING. TOP OF GRADE SHALL ALIGN WITH ADJACENT PAVING OR RETAINING WALL. MATCH EXISTING SITE DRAINAGE PATTERNS.
6. ALL SITE STEPS, RAMPS AND RAILINGS SHALL MEET ADAAG REQUIREMENTS.
7. ADDITIONAL PAVING SAWCUT/EXPANSION JOINTS MAY BE REQUIRED TO PROVIDE PROPER EXPANSION /CONTRACTION. FINAL CONFIGURATION SHALL BE DETERMINED AT THE SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER AND ARCHITECT. PROVIDE PROPER JOINTS AT ALL BUILDING EDGES.
8. PROVIDE A POSITIVE SLOPE OF ALL GRADE TO STORM WATER DRAIN INLETS.
9. LOCATION OF TRANSFORMERS, GAS AND ELECTRIC METERS TO BE DETERMINED. FINAL LOCATION SHALL BE APPROVED BY OWNER AND ARCHITECT. OVER-HEAD LINES WILL NOT BE PERMITTED.
10. SIDEWALK ACCESSIBLE ROUTE SHALL NOT EXCEED A SLOPE OF 1:20.
11. CONTRACTOR MUST MAINTAIN THE CONSTRUCTION SITE IN A SAFE MANNER. DAILY CLEANUP IS REQUIRED OF ALL TRADES AND THE CONTRACTOR MAINTAIN FENCING OR OTHER BARRIERS THAT ELIMINATE THE OPPORTUNITY FOR INDIVIDUALS NOT INVOLVED IN THE WORK ACCESS INTO THE CONSTRUCTION AREA.
12. PROTECT ADJACENT BUILDING DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITES.

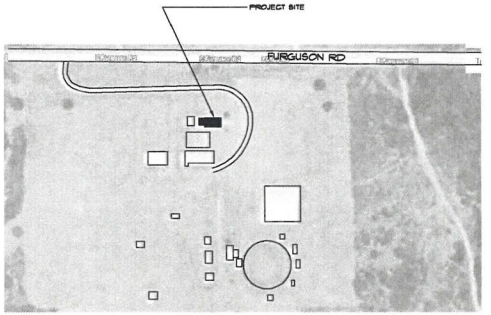


NOTES:
1. SPACING OF ALL JOINTS TO BE AS SHOWN ON PLANS AND/OR SPECIFIED.
2. EXPANSION JOINTS TO BE 30'-0" O.C. MAX.

2 SIDEWALK EXPANSION JOINT
C101A SCALE: 1"=1'-0"



3 SIDEWALK CONTROL JOINT
C101A SCALE: 1"=1'-0"



NORTH

4 VICINITY MAP
C101A SCALE: NTS

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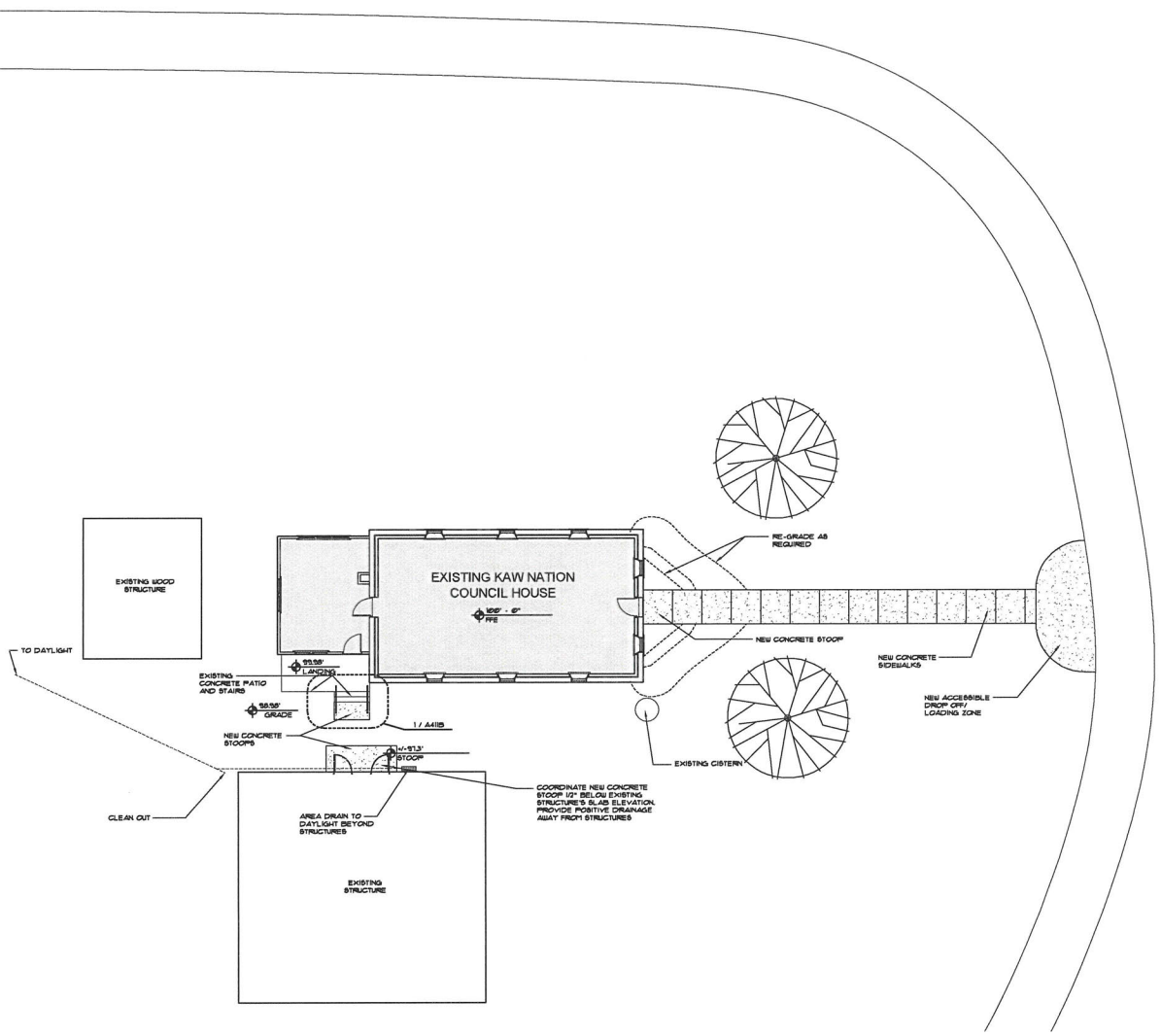
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Kaw Council House
Kaw City, OK

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CHECKED BY:	MDS
ISSUED:	11/16/18
REVISIONS	

SHEET TITLE:
Site Plan
Option A

C101A

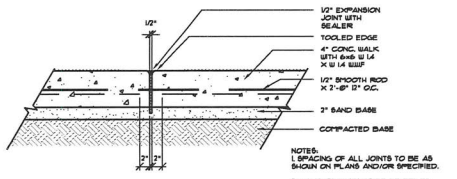


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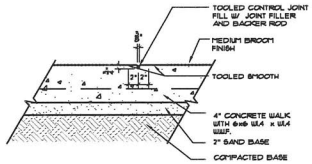
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CIBOLA SCALE: 1"=10'

SITE GENERAL NOTES

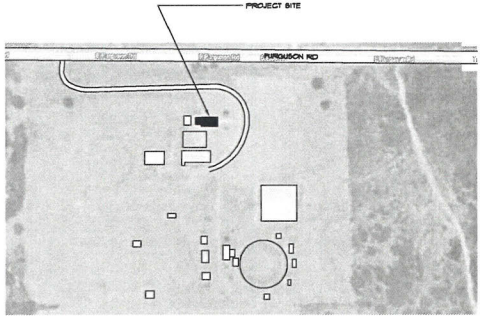
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7. ADDITIONAL PAVING SAWCUT/EXPANSION JOINTS MAY BE REQUIRED TO PROVIDE PROPER EXPANSION /CONTRACTION. FINAL CONFIGURATION SHALL BE DETERMINED AT THE SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER AND ARCHITECT. PROVIDE PROPER JOINTS AT ALL BUILDING EDGES.
8. PROVIDE A POSITIVE SLOPE OF ALL GRADE TO STORM WATER DRAIN INLETS.
9. LOCATION OF TRANSFORMERS, GAS AND ELECTRIC METERS TO BE DETERMINED. FINAL LOCATION SHALL BE APPROVED BY OWNER AND ARCHITECT. OVERHEAD LINES WILL NOT BE PERMITTED.
10. SIDEWALK ACCESSIBLE ROUTE SHALL NOT EXCEED A SLOPE OF 1:12.
11. CONTRACTOR MUST MAINTAIN THE CONSTRUCTION SITE IN A SAFE MANNER. DAILY CLEANUP IS REQUIRED OF ALL TRADES AND THE CONTRACTOR MAINTAIN FENCING OR OTHER BARRIERS THAT ELIMINATE THE OPPORTUNITY FOR INDIVIDUALS NOT INVOLVED IN THE WORK ACCESS INTO THE CONSTRUCTION AREA.
12. PROTECT ADJACENT BUILDING DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITES.



2 SIDEWALK EXPANSION JOINT
CIBOLA SCALE: 1"=1'-0"



3 SIDEWALK CONTROL JOINT
CIBOLA SCALE: 1"=1'-0"



NORTH

4 VICINITY MAP
CIBOLA SCALE: NTS

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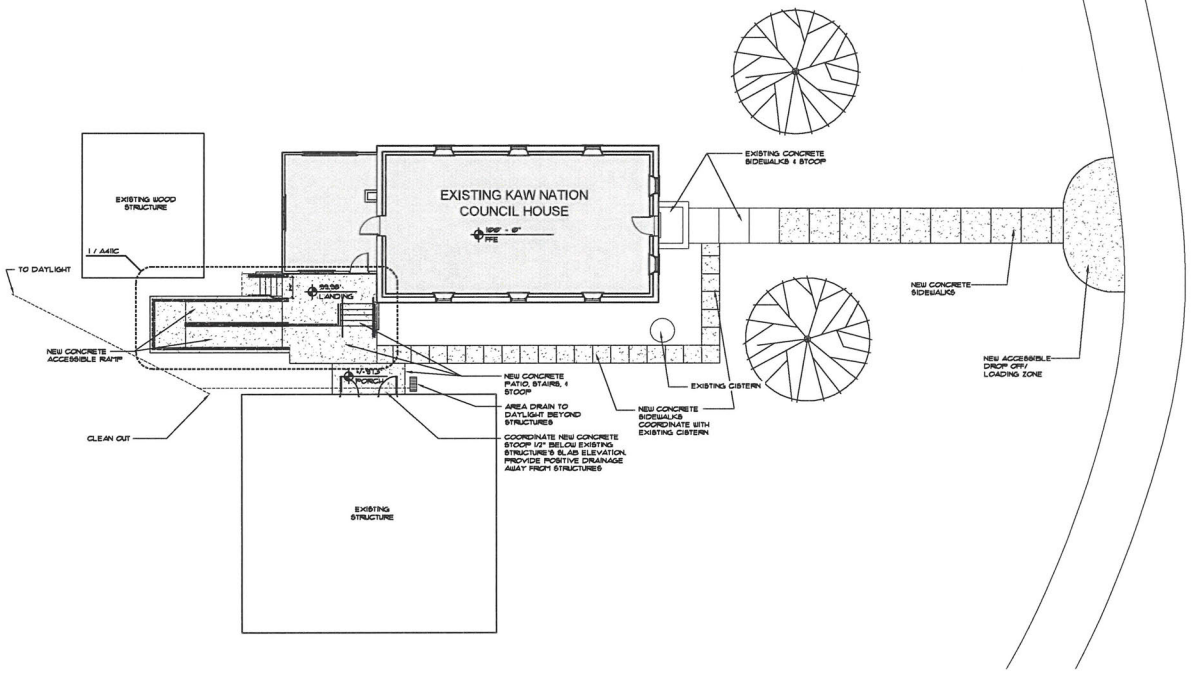
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SHEET TITLE:
Site Plan
Option B

C101B

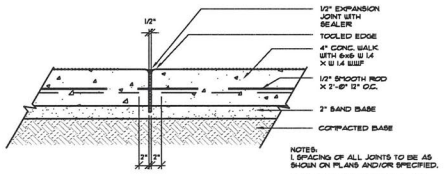


NORTH

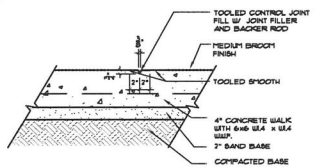
1 SITE PLAN
SCALE: 1"=10'

SITE GENERAL NOTES

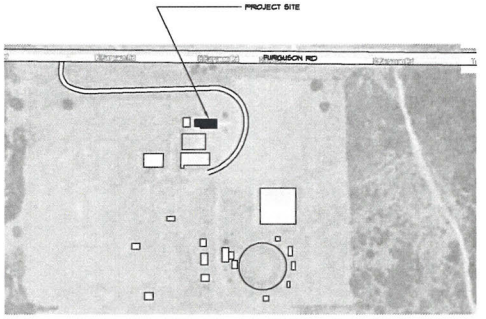
1. CONTRACTOR SHALL ACKNOWLEDGE THAT THE EXISTING SIDEWALKS ARE IN GOOD CONDITION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITIES. EXISTING CONCRETE AND ASPHALT PAVING TO BE REPAIRED AS REQUIRED IN AREAS NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NEW UTILITIES/SERVICE LINES TO THE BUILDING IF REQUIRED, INCLUDING ALL TAP FEES. REPAIR PAVING, LANDSCAPING OR SIDEWALK AREAS IF DISTURBED.
3. CONTRACTOR SHALL ACKNOWLEDGE THAT THE EXISTING TREES, SHRUBS, AND VARIOUS LANDSCAPING ARE IN GOOD CONDITION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITIES.
4. PROVIDE CONCRETE PADS AT ALL MECHANICAL UNITS.
5. FINAL GRADE ELEVATIONS OF NEW PAVING, SIDEWALKS, ETC. SHALL BE ESTABLISHED DURING CONSTRUCTION, BY THE CONTRACTOR. GRADES SHALL BE APPROVED BY THE OWNER AND ARCHITECT. PROVIDE A POSITIVE SLOPE AWAY FROM THE BUILDING. TOP OF GRADE SHALL ALIGN WITH ADJACENT PAVING OR RETAINING WALL. MATCH EXISTING SITE DRAINAGE PATTERNS.
6. ALL SITE STEPS, RAMPS AND RAILINGS SHALL MEET ADAAG REQUIREMENTS.
7. ADDITIONAL PAVING SAWCUT/EXPANSION JOINTS MAY BE REQUIRED TO PROVIDE PROPER EXPANSION /CONTRACTION. FINAL CONFIGURATION SHALL BE DETERMINED AT THE SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER AND ARCHITECT. PROVIDE PROPER JOINTS AT ALL BUILDING EDGES.
8. PROVIDE A POSITIVE SLOPE OF ALL GRADE TO STORM WATER DRAIN INLETS.
9. LOCATION OF TRANSFORMERS, GAS AND ELECTRIC METERS TO BE DETERMINED. FINAL LOCATION SHALL BE APPROVED BY OWNER AND ARCHITECT. OVERHEAD LINES WILL NOT BE PERMITTED.
10. SIDEWALK ACCESSIBLE ROUTE SHALL NOT EXCEED A SLOPE OF 1:20.
11. CONTRACTOR MUST MAINTAIN THE CONSTRUCTION SITE IN A SAFE MANNER. DAILY CLEANUP IS REQUIRED OF ALL TRADES AND THE CONTRACTOR MAINTAIN FENCING OR OTHER BARRIERS THAT ELIMINATE THE OPPORTUNITY FOR INDIVIDUALS NOT INVOLVED IN THE WORK ACCESS INTO THE CONSTRUCTION AREA.
12. PROTECT ADJACENT BUILDING DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION ACTIVITES.



2 SIDEWALK EXPANSION JOINT
SCALE: 1"=1'-0"



3 SIDEWALK CONTROL JOINT
SCALE: 1"=1'-0"



NORTH

4 VICINITY MAP
SCALE: NTS

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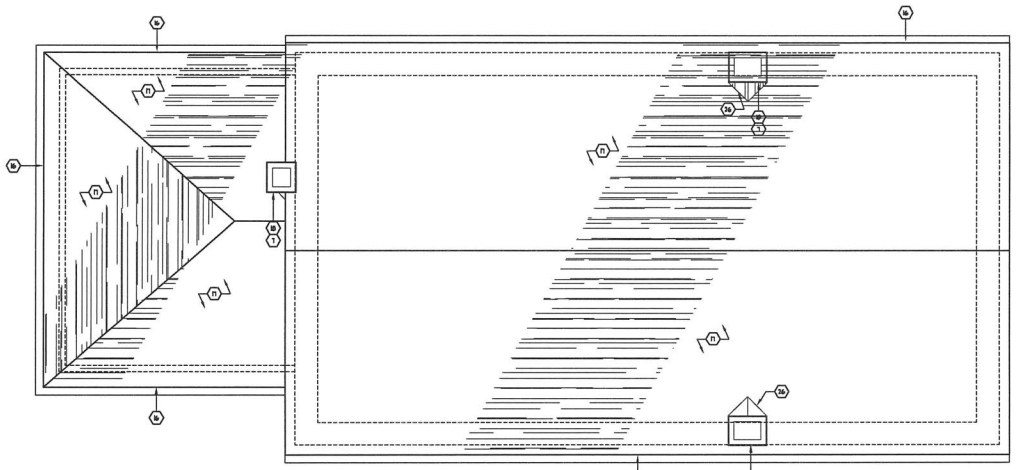
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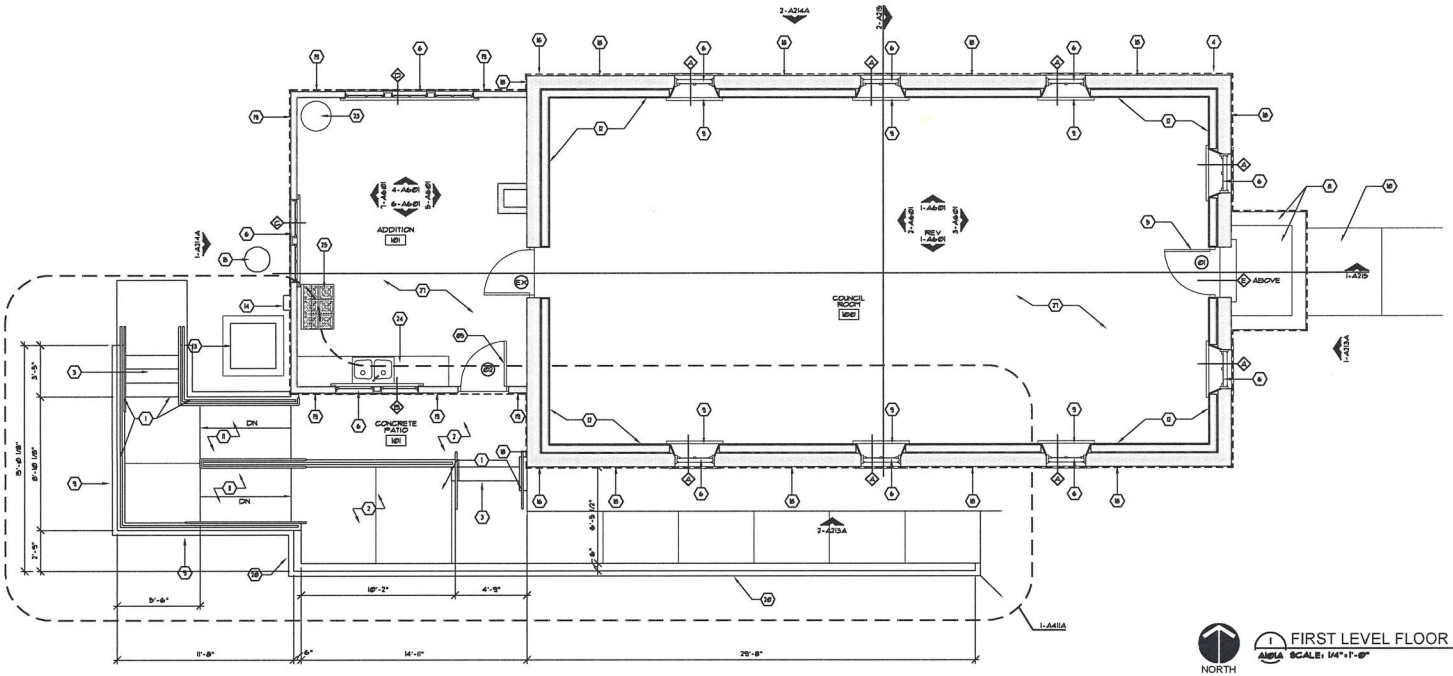
SHEET TITLE:
Site Plan
Option C

C101C



NORTH

2 ROOF LEVEL PLAN
A101A SCALE: 1/4"=1'-0"



NORTH

1 FIRST LEVEL FLOOR PLAN
A101A SCALE: 1/4"=1'-0"

LEGEND

- EXISTING EXTERIOR WALL OR INTERIOR PARTITION
- NEW 6 HOUR NONCOMBUSTIBLE PARTITION
- (01) RE: SHEET A5B1 FOR DOOR SCHEDULE
- A RE: SHEET A4B1 FOR PARTITION TYPES
- A RE: SHEET A5B3 FOR WINDOW TYPES & WINDOW SCHEDULE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO NEW OR EXISTING FINISH FACE OF WALL.
2. CONTRACTOR SHALL REMOVE AND DELIVER TO OWNER FOR STORAGE ALL ITEMS DEEMED TO BE REUSED IN NEW CONSTRUCTION.
3. ALL FIRE EXTINGUISHERS SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE FIRE MARSHAL AND KAW NATION AND NFPA 10. PROVIDE 10 LB FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS UNLESS CONDITIONS OR CODE OFFICIAL REQUIRE DIFFERENT. FINAL LAYOUT AND QUANTITY TO BE APPROVED BY THE OFFICE OF KAW NATION RISK MANAGEMENT.
4. NO VISIBLE VENTS OR WALL PENETRATIONS WITHOUT ARCHITECT/OWNER APPROVAL.
5. REMOVE ALL EXISTING UTILITIES, CONDUIT, PIPING, BOXES, PANELS, METERS, ETC. FROM EXTERIOR OF BUILDING - RELOCATE TO NEW UNDERGROUND SERVICES - NEW LOCATIONS SUBJECT TO ARCHITECT/OWNER APPROVAL PRIOR TO BID. RE: NEW CONSTRUCTION.
6. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING AND OTHER STRUCTURES.
7. CONTRACTOR TO PROVIDE FOR EROSION CONTROL OF SITE THROUGHOUT CONSTRUCTION.
8. NEW SEALER ON ALL EXTERIOR CONC. - FINISH TBD BY ARCHITECT/OWNER IN FIELD.
9. REPAIR & REPLACE ANY DAMAGED OR DETERIORATED PLASTER OR GYP BOARD WALL SURFACE ON INTERIOR.

KEYNOTE LEGEND

1. NEW HANDRAIL & GUARD RAIL AT STAIRS & RAMP - PRIMED & PAINTED - COLOR TBD, RE: A4I1.
2. NEW CONC SLAB, RE: A4I1. DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS, RE: A4I1. DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
4. WATERPROOF FROM TO GRADE - BACKFILL AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES - PERIMETER FOOTING DRAIN W/GRAVEL & FILTER FABRIC SURROUND, TIGHTLINE TO DAYLIGHT.
5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A5B1.
7. ABANDONED CHIMNEY FLUE. SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM, PROTECT DURING CONSTRUCTION.
10. EXISTING CONCRETE SIDEWALK TO REMAIN.
11. NEW CONCRETE SIDEWALK/RAMP, RE: A4I1 - RAMP SLOPE 1/12 MAX.
12. CLEAN & REPAIR ALL DETERIORATED & CRACKED AREAS OF PLASTER PER PRESERVATION BRIEF #21.
13. NEW MECHANICAL UNIT PAD & SERVICE, RE: MECH.
14. NEW ELECTRICAL PANEL & SERVICE, RE: ELEC.
15. NEW PROPANE TANK - COORDINATE W/OWNER FOR VENDOR REQUIREMENTS & COMPLETE SCOPE.
16. NEW COPPER GUTTERS, DOWNSPOUTS & CAST IRON DOWNSPOUT SHOES - TIGHTLINE TO DAYLIGHT.
17. NEW WOOD SHINGLE ROOF, UNDERLAYMENT, EAVE, VALLEY, RIDGE, EDGE PROTECTION & ASSOCIATED METAL FLASHING. REPLACE ANY DETERIORATED OR DAMAGED WOOD JOISTS, RAFTERS, OR DECK, IN-KIND.
18. CLEAN, REPAIR & REPOINT MASONRY FACADE - INCLUDING BUT NOT LIMITED TO LINTELS, SILLS & FACADE - REMOVE ALL LOOSE MASONRY & MORTAR - REINSTALL W/ IN-KIND MASONRY & MORTAR TO MATCH. RE: SPEC SECTIONS 042810, 042840, 047200, 047300 & NPS PRESERVATION BRIEF 9 FOR SPECIFIC REQUIREMENTS.
19. CLEAN, REPAIR & REPLACE IN-KIND WOOD LAP SIDING, OVER VAPOR BARRIER/RETARDER OVER NEW 1/2" EXTERIOR GRADE SHEATHING - PRIME & PAINT - COLOR TBD. COORDINATE TRIM, ETC. W/NEW THICKNESS OF WALL.
20. NEW CONCRETE & STONE RETAINING WALL. STONE TO MATCH EXISTING BASE IN COLOR TOOLING & TEXTURE. MATCH MORTAR COLOR, TEXTURE, & TOOLING.
21. NEW SIDEWALK.
22. CLEAN, REPAIR, & REPLACE IN KIND WOOD FASCIA, SOFFIT, & EXTERIOR TRIM. PRIME & PAINT - COLOR TBD.
23. EXISTING HOT WATER TANK.
24. EXISTING CABINETRY.
25. EXISTING KITCHEN RANGE/OVEN.
26. NEW ROOF CRICKET.
27. EXISTING WOOD FLOOR

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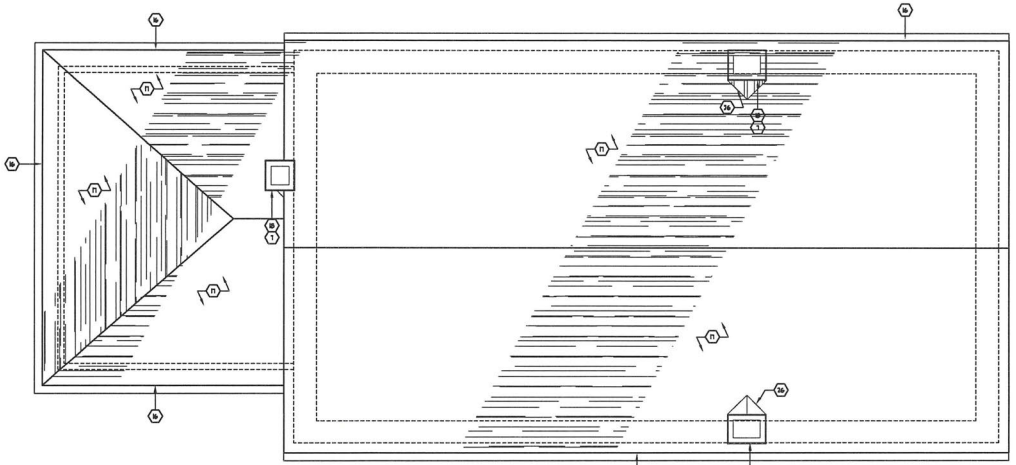
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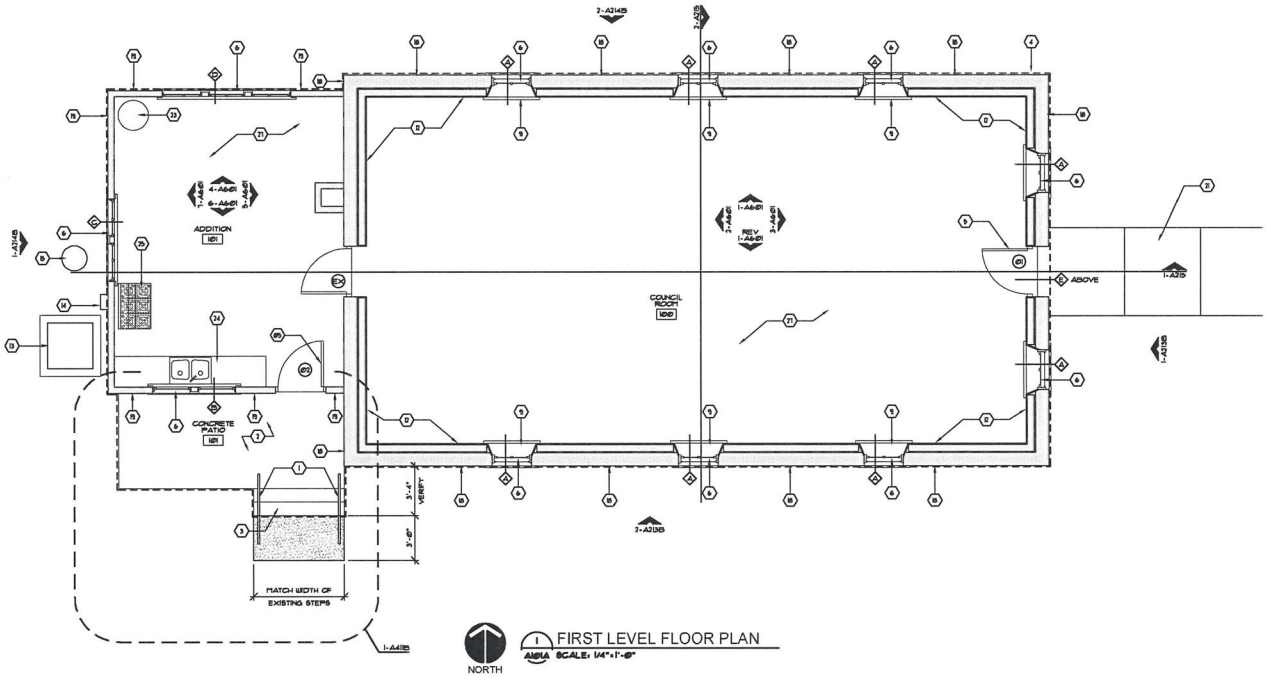
SHEET TITLE:
First Level & Roof Floor Plans Option A

A101A



ROOF LEVEL PLAN
SCALE: 1/4"=1'-0"

NORTH



FIRST LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

LEGEND

- EXISTING EXTERIOR WALL OR INTERIOR PARTITION
- NEW 0 HOUR NONCOMBUSTIBLE PARTITION
- RE: SHEET A5#1 FOR DOOR SCHEDULE
- RE: SHEET A4#1 FOR PARTITION TYPES
- RE: SHEET A5#3 FOR WINDOW TYPES & WINDOW SCHEDULE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO NEW OR EXISTING FINISH FACE OF WALL.
2. CONTRACTOR SHALL REMOVE AND DELIVER TO OWNER FOR STORAGE ALL ITEMS DEEMED TO BE REUSED IN NEW CONSTRUCTION.
3. ALL FIRE EXTINGUISHERS SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE FIRE MARSHAL AND KAW NATION AND NFPA 10. PROVIDE 10 LB FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS UNLESS CONDITIONS OR CODE OFFICIAL REQUIRE DIFFERENT. FINAL LAYOUT AND QUANTITY TO BE APPROVED BY THE OFFICE OF KAW NATION RISK MANAGEMENT.
4. NO VISIBLE VENTS OR WALL PENETRATIONS WITHOUT ARCHITECT/OWNER APPROVAL.
5. REMOVE ALL EXISTING UTILITIES, CONDUIT, PIPING, BOXES, PANELS, METERS, ETC. FROM EXTERIOR OF BUILDING - RELOCATE TO NEW UNDERGROUND SERVICES - NEW LOCATIONS SUBJECT TO ARCHITECT/OWNER APPROVAL PRIOR TO BID. RE: NEW CONSTRUCTION.
6. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING AND OTHER STRUCTURES.
7. CONTRACTOR TO PROVIDE FOR EROSION CONTROL OF SITE THROUGHOUT CONSTRUCTION.
8. NEW SEALER ON ALL EXTERIOR CONC. - FINISH TBD BY ARCH/OWNER IN FIELD.
9. REPAIR & REPLACE ANY DAMAGED OR DETERIORATED PLASTER OR GYP BOARD WALL SURFACE ON INTERIOR

KEYNOTE LEGEND

1. NEW HANDRAIL & GUARD RAIL AT STAIRS & RAMP - PRIMED & PAINTED - COLOR TBD. RE: A4II.
2. NEW CONC SLAB, RE: A4II. DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS, RE: A4II. DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
4. WATERPROOF FROM TO GRADE - BACKFILL AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES - PERIMETER FOOTING DRAIN W/GRAVEL & FILTER FABRIC SURROUND, TIGHTLINE TO DAYLIGHT.
5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A5#1.
7. ABANDONED CHIMNEY FLUE. SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM. PROTECT DURING CONSTRUCTION.
10. EXISTING CONCRETE SIDEWALK TO REMAIN.
11. NEW CONCRETE SIDEWALK/RAMP. RE: A4II - RAMP SLOPE 1:12 MAX.
12. CLEAN & REPAIR ALL DETERIORATED & CRACKED AREAS OF PLASTER PER PRESERVATION BRIEF #21.
13. NEW MECHANICAL UNIT PAD & SERVICE, RE: MECH.
14. NEW ELECTRICAL PANEL & SERVICE, RE: ELEC.
15. NEW PROPANE TANK - COORDINATE W/OWNER FOR VENDOR REQUIREMENTS & COMPLETE SCOPE.
16. NEW COPPER GUTTERS, DOWNSPOUTS & CAST IRON DOWNSPOUT SHOES - TIGHTLINE TO DAYLIGHT.
17. NEW WOOD SHINGLE ROOF, UNDERLAYMENT, EAVE, VALLEY, RIDGE, EDGE PROTECTION & ASSOCIATED METAL FLASHING. REPLACE ANY DETERIORATED OR DAMAGED WOOD JOISTS, RAFTERS, OR DECK, IN-KIND.
18. CLEAN, REPAIR & REPOINT MASONRY FACADE - INCLUDING BUT NOT LIMITED TO LINTELS, SILLS & FACADE - REMOVE ALL LOOSE MASONRY & MORTAR - REINSTALL W/ IN-KIND MASONRY & MORTAR TO MATCH. RE: SPEC SECTIONS 04810, 04840, 04900, 04950 & NPS PRESERVATION BRIEF 2 FOR SPECIFIC REQUIREMENTS.
19. CLEAN, REPAIR & REPLACE IN-KIND WOOD LAP SIDING, OVER VAPOR BARRIER/RETARDER OVER NEW 1/2" EXTERIOR GRADE SHEATHING - PRIME & PAINT - COLOR TBD. COORDINATE TRIM, ETC. W/NEW THICKNESS OF WALL.
20. NEW CONCRETE & STONE RETAINING WALL. STONE TO MATCH EXISTING BASE IN COLOR, TOOLING & TEXTURE. MATCH MORTAR COLOR, TEXTURE, & TOOLING.
21. NEW SIDEWALK.
22. CLEAN, REPAIR & REPLACE IN KIND WOOD FASCIA, SOFFIT, & EXTERIOR TRIM. PRIME & PAINT - COLOR TBD.
23. EXISTING HOT WATER TANK.
24. EXISTING CABINETRY.
25. EXISTING KITCHEN RANGE/OVEN.
26. NEW ROOF CRICKET.
27. EXISTING WOOD FLOOR

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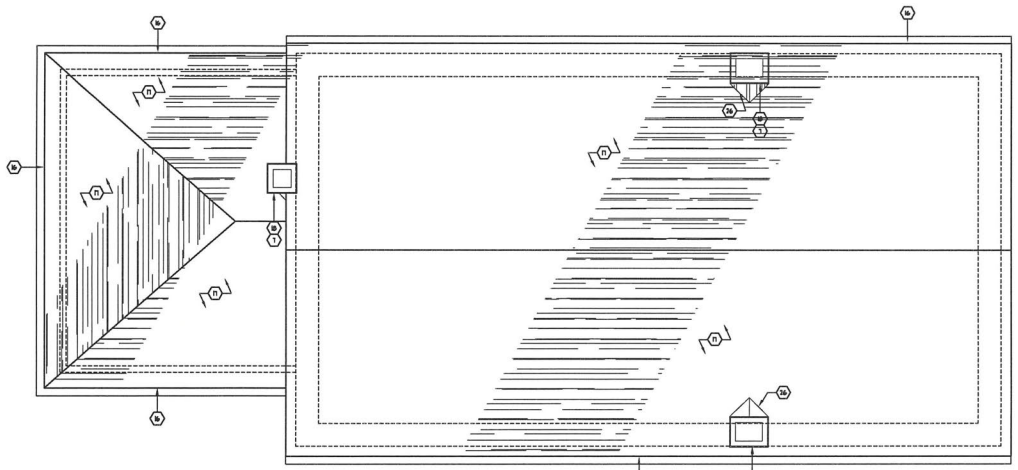
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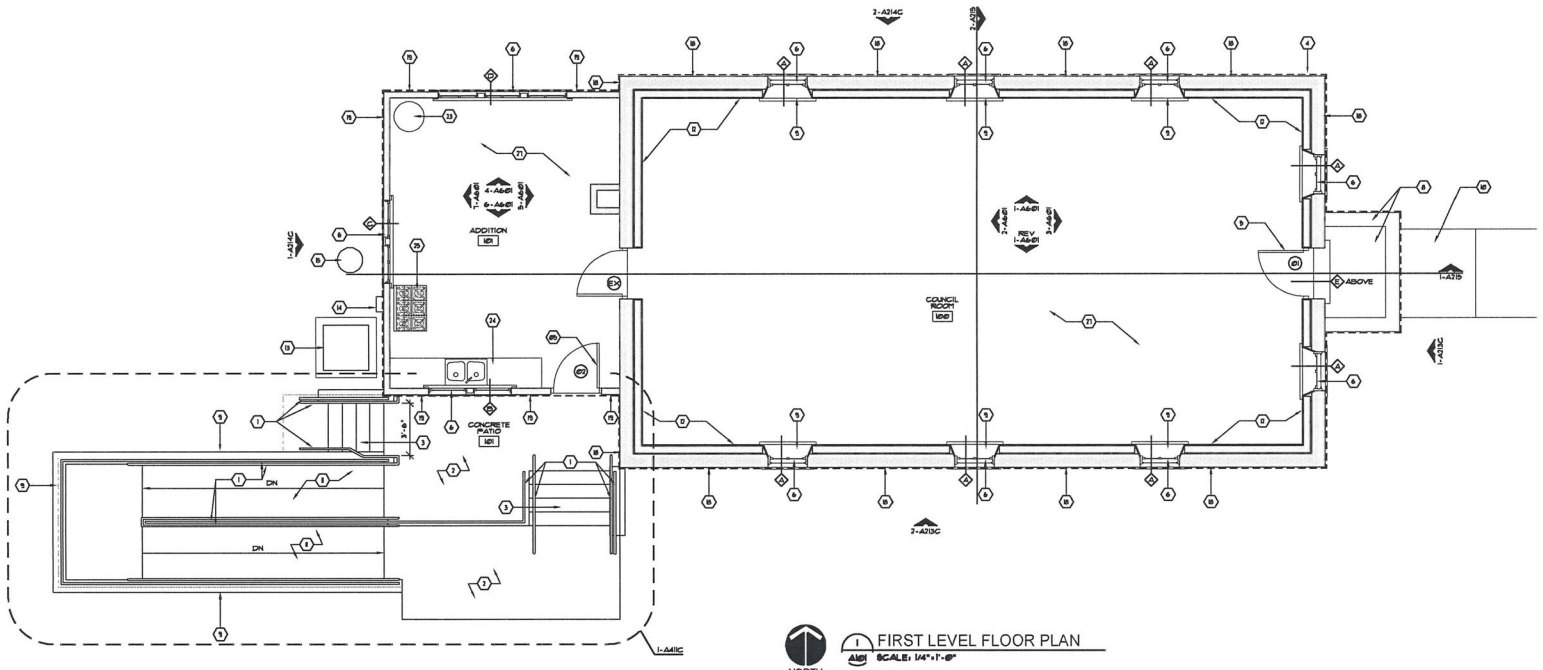
SHEET TITLE:
First Level & Roof Floor Plans Option B

A101B



NORTH

2 ROOF LEVEL PLAN
A101 SCALE: 1/4"=1'-0"



NORTH

1 FIRST LEVEL FLOOR PLAN
A101 SCALE: 1/4"=1'-0"

LEGEND

- EXISTING EXTERIOR WALL OR INTERIOR PARTITION
- NEW 0 HOUR NONCOMBUSTIBLE PARTITION
- (01) RE: SHEET A501 FOR DOOR SCHEDULE
- A RE: SHEET A401 FOR PARTITION TYPES
- A RE: SHEET A503 FOR WINDOW TYPES & WINDOW SCHEDULE

GENERAL NOTES

1. ALL DIMENSIONS ARE TO NEW OR EXISTING FINISH FACE OF WALL.
2. CONTRACTOR SHALL REMOVE AND DELIVER TO OWNER FOR STORAGE ALL ITEMS DEEMED TO BE REUSED IN NEW CONSTRUCTION.
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6. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING AND OTHER STRUCTURES.
7. CONTRACTOR TO PROVIDE FOR EROSION CONTROL OF SITE THROUGHOUT CONSTRUCTION.
8. NEW SEALER ON ALL EXTERIOR CONC. - FINISH TBD BY ARCHOWNER IN FIELD.
9. REPAIR & REPLACE ANY DAMAGED OR DETERIORATED PLASTER OR GYP BOARD WALL SURFACE ON INTERIOR.

KEYNOTE LEGEND

1. NEW HANDRAIL & GUARD RAIL AT STAIRS & RAMP - PRIMED & PAINTED - COLOR TBD. RE: A411.
2. NEW CONC SLAB. RE: A411. DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS. RE: A411. DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
4. WATERPROOF FROM TO GRADE - BACKFILL AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES - PERIMETER FOOTING DRAIN W/GRAVEL & FILTER FABRIC SURROUND, TIGHTLINE TO DAYLIGHT.
5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A503.
7. ABANDONED CHIMNEY FLUE. SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM. PROTECT DURING CONSTRUCTION.
10. EXISTING CONCRETE SIDEWALK TO REMAIN.
11. NEW CONCRETE SIDEWALK/RAMP. RE: A411 - RAMP SLOPE 1:12 MAX.
12. CLEAN & REPAIR ALL DETERIORATED & CRACKED AREAS OF PLASTER PER PRESERVATION BRIEF #21.
13. NEW MECHANICAL UNIT PAD & SERVICE. RE: MECH.
14. NEW ELECTRICAL PANEL & SERVICE. RE: ELEC.
15. NEW PROPANE TANK - COORDINATE W/OWNER FOR VENDOR REQUIREMENTS & COMPLETE SCOPE.
16. NEW COPPER GUTTERS, DOWNSPOUTS & CAST IRON DOWNSPOUT SHOES - TIGHTLINE TO DAYLIGHT.
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19. CLEAN, REPAIR & REPLACE IN-KIND WOOD LAP SIDING, OVER VAPOR BARRIER/SHEATHER OVER NEW 1/2" EXTERIOR GRADE SHEATHING - PRIME & PAINT - COLOR TBD. COORDINATE TRIM, ETC. W/NEW THICKNESS OF WALL.
20. NEW CONCRETE & STONE RETAINING WALL. STONE TO MATCH EXISTING BASE IN COLOR TOOLING & TEXTURE. MATCH MORTAR COLOR, TEXTURE, & TOOLING.
21. NEW SIDEWALK.
22. CLEAN, REPAIR, & REPLACE IN KIND WOOD FASCIA, SOFFIT, & EXTERIOR TRIM. PRIME & PAINT - COLOR TBD.
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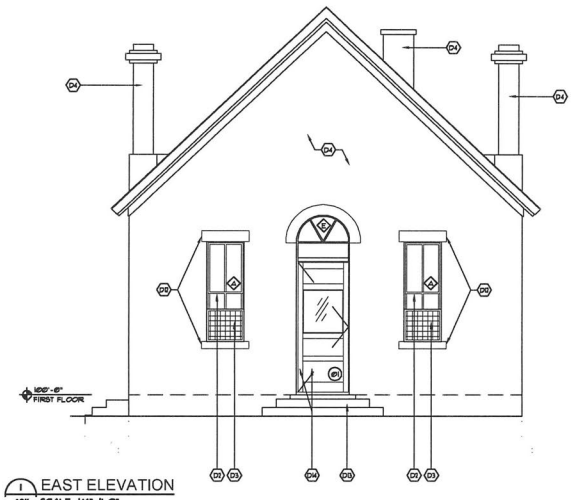
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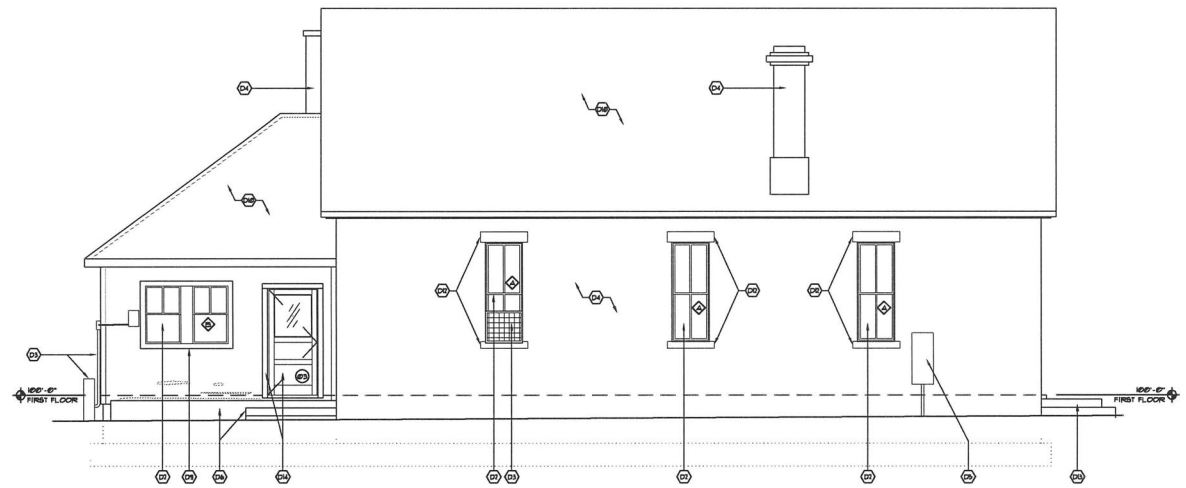
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REVISIONS

SHEET TITLE:
First Level & Roof Floor Plans Option C

A101C



1 A211 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 A211 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. EXTERIOR NOTES ARE GENERAL IN NATURE AND ARE PROVIDED TO RELAY THE DESIGN INTENT. THE CONTRACTOR SHALL REVIEW THE EXISTING EXTERIOR CONDITIONS AND PROPOSE SPECIFIC STONE AND BRICK REPAIR SCOPE AND COST FOR APPROVAL BY THE OWNER.

2. REMOVE ALL ABANDONED CONDUIT, PIPING, WIRING, SIGNAGE, LIGHTING, ETC. AND ASSOCIATED FASTENERS FROM ALL EXTERIOR WALLS. REPAIR ALL AREAS WITH MATCHING GROUT AFTER REMOVAL.

3. REFER TO THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL MASONRY RESTORATION AND TUCKPOINTING REQUIREMENTS.

4. ALL EXTERIOR COLORS ARE TO BE SELECTED BY THE OWNER.

5. RE-ANCHOR ALL LOOSE OR FAILING MASONRY OR STONE. PATCH ALL MAJOR SPALLING IN STONE. SUBMIT SAMPLE PATCH FOR REVIEW BY OWNER AND ARCHITECT.

6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS WITH EXISTING BUILDING.

DEMOLITION GENERAL NOTES

1. DEMOLITION PLANS & NOTES ARE INTENDED TO IDENTIFY GENERAL ITEMS REQUIRED TO BE REMOVED TO ACCOMMODATE PROJECT DESIGN & TO SERVE AS A CONVENIENCE TO THE CONTRACTOR. INCIDENTAL DEMOLITION NOT SPECIFICALLY CALLED FOR BUT ESSENTIAL TO ACCOMMODATE NEW CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. CONTRACTOR SHALL COORDINATE WITH THE OWNER EXISTING COMPONENTS TO REMAIN.

3. DELIVER ALL ITEMS INDICATED AS REMOVED & SALVAGED TO THE OWNER.

4. REMOVE ALL EXISTING MECHANICAL, ELECTRICAL & PLUMBING ITEMS NOT UTILIZED IN THE NEW CONSTRUCTION. CAP OR SEAL ALL ITEMS ABOVE THE CEILING OR BELOW THE FINISH FLOOR.

5. EXISTING ROOF PENETRATIONS SHALL BE REMOVED OR RE-USED AS DETERMINED BY THE ARCHITECT. THOSE PENETRATIONS WHICH ARE RE-USED SHALL BE MADE WEATHER TIGHT AT THE COMPLETION OF CONSTRUCTION. ABANDONED PENETRATIONS, INCLUDING PLUMBING VENTS, CONDUITS, VENT STACKS, ETC. SHALL BE REMOVED & OPENINGS SEALED WITH NEW ROOF DECK & ROOFING.

6. REMOVE ALL EXISTING ELECTRICAL PANELS, RECEPTACLES, SWITCHES, CONDUITS, WIRING, ETC., UNLESS OTHERWISE NOTED TO REMAIN. THE OWNER, AT HIS DISCRETION, MAY DESIGNATE EXISTING FIXTURES FOR REMOVAL & SALVAGE.

7. IF STRUCTURAL CONDITIONS OTHER THAN SHOWN ON DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR FURTHER INSTRUCTIONS.

8. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL DETERMINE THE EXTENT OF WOOD CASINGS & MOLDINGS TO BE REMOVED & SALVAGED FOR RE-USE. CONTRACTOR SHALL REPLACE ANY WOODWORK REMOVED IN ERROR WITH IDENTICAL WOODWORK. PROTECT ALL PLASTER & WOOD WORK DURING CONSTRUCTION. REF. WALL TYPES & DOOR & WINDOW DETAILS FOR ADDITIONAL INFORMATION.

9. REMOVE ALL FLOOR COVERINGS, PLASTICS, BASE WAINSCOT & PANELING THROUGHOUT THE BUILDING WHICH ARE NOT USED IN NEW CONSTRUCTION, MISC. BRACKETS & FURRING ON WALLS ARE TO BE REMOVED OR RESURFACED.

10. ALWAYS PROTECT ADJACENT SURFACES & FEATURES TO REMAIN FROM DAMAGE DURING DEMOLITION.

11. SALVAGE & STOCKPILE ALL EXISTING DOORS, WHICH HAVE BEEN REMOVED FROM THEIR ORIGINAL LOCATIONS & STORED THROUGHOUT THE BUILDING, FOR USE IN THE NEW CONSTRUCTION.

18. REMOVE ALL EXISTING ROOFING MATERIALS DOWN TO CONCRETE ROOF STRUCTURE - PROTECT ANY OPENINGS IN EXISTING CONC SLAB FOR NEW CONST.

DEMOLITION KEYNOTE LEGEND

D1. REMOVE EXISTING PLUMBING FIXTURES AND PIPING. CAP ALL EXISTING LINES BELOW FINISH SURFACE, TYP.

D2. EXISTING WOOD WINDOW FRAME & SASHES TO BE RESTORED. REFER TO WINDOW DETAILS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

D3. REMOVE EXISTING ABANDONED MECHANICAL AND PLUMBING ASSEMBLIES.

D4. REMOVE EXISTING DAMAGED MASONRY. PREPARE WALL TO RECEIVE STRUCTURAL REINFORCING. REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS.

D5. EXISTING ELECTRICAL SERVICE PANELS. PROTECT DURING DEMOLITION AND CONSTRUCTION.

D6. EXISTING CONCRETE SLAB TO BE REMOVED - PREPARE FOR NEW CONCRETE SLAB, STEPS, & RAMP.

D7. EXISTING ROOF ASSEMBLY TO REMAIN - PROTECT ASSEMBLY DURING CONSTRUCTION.

D8. REMOVE DAMAGED OR DETERIORATED WOOD LAP SIDING - PROVIDE FOR REPAIR OR STRUCTURAL WOOD FRAME.

D9. REMOVE DAMAGED OR DETERIORATED WOOD TRIM & FASCIA.

D10. EXISTING WOOD SHINGLE ROOF - REMOVE ANY DAMAGED OR DETERIORATED PORTIONS. REMOVE ANY DAMAGED OR DETERIORATED FLASHING.

D11. EXISTING CRAWLSPACE OPENING.

D12. EXISTING STONE LINTELS & SILL - PREP FOR RESTORATION

D13. EXISTING CONCRETE STEPS TO REMAIN - PROTECT DURING CONSTRUCTION.

D14. REMOVE EXISTING WOOD DOOR - EXISTING DOOR FRAME TO REMAIN - PREPARE FOR NEW CONSTRUCTION.

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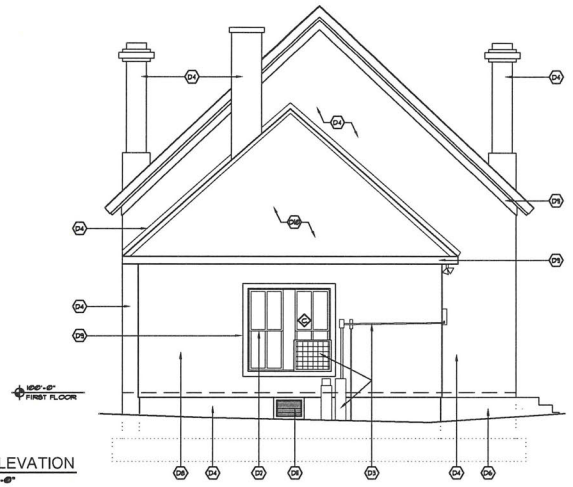
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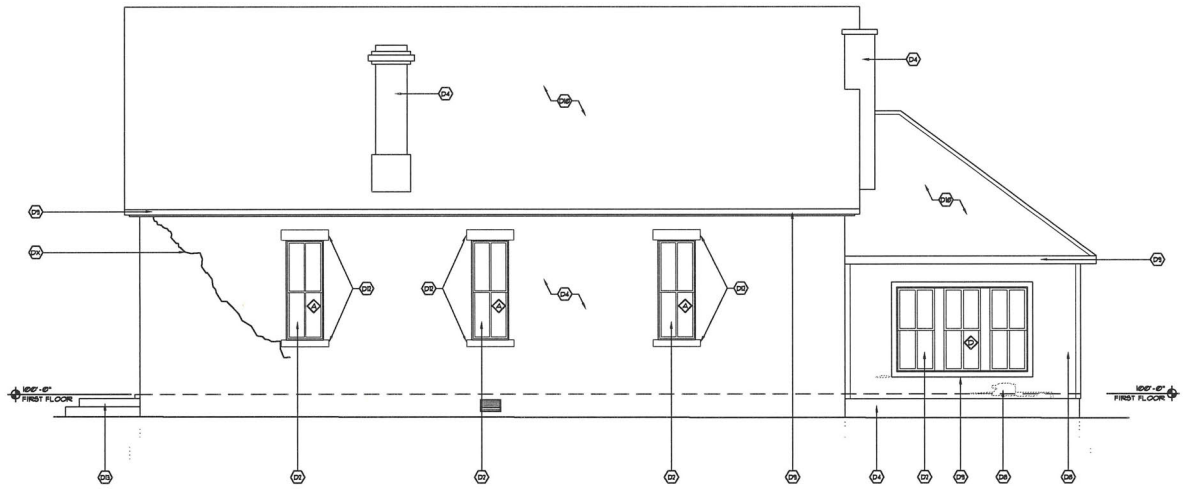
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REVISIONS	

SHEET TITLE:
Existing Exterior Elevations

A211



1 A212 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 A212 NORTH ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. EXTERIOR NOTES ARE GENERAL IN NATURE AND ARE PROVIDED TO RELAY THE DESIGN INTENT. THE CONTRACTOR SHALL REVIEW THE EXISTING EXTERIOR CONDITIONS AND PROPOSE SPECIFIC STONE AND BRICK REPAIR SCOPE AND COST FOR APPROVAL BY THE OWNER.

2. REMOVE ALL ABANDONED CONDUIT, PIPING, WIRING, SIGNAGE, LIGHTING, ETC. AND ASSOCIATED FASTENERS FROM ALL EXTERIOR WALLS. REPAIR ALL AREAS WITH MATCHING GROUT AFTER REMOVAL.

3. REFER TO THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL MASONRY RESTORATION AND TUCKPOINTING REQUIREMENTS.

4. ALL EXTERIOR COLORS ARE TO BE SELECTED BY THE OWNER.

5. RE-ANCHOR ALL LOOSE OR FAILING MASONRY OR STONE. PATCH ALL MAJOR SPALLING IN STONE. SUBMIT SAMPLE PATCH FOR REVIEW BY OWNER AND ARCHITECT.

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DEMOLITION KEYNOTE LEGEND

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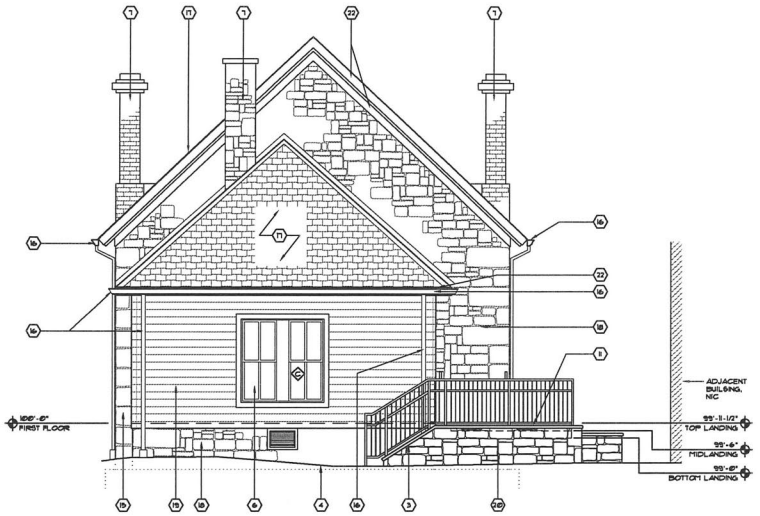
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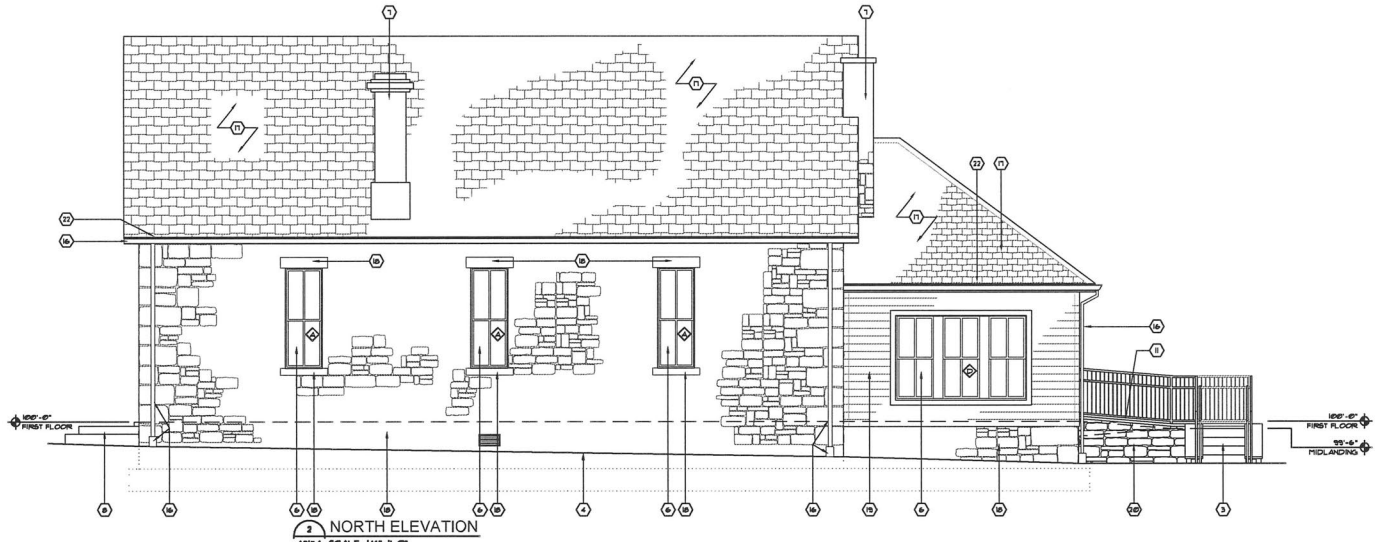
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SHEET TITLE:
Existing Exterior Elevations

A212



1 WEST ELEVATION
A213A SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A213A SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. EXTERIOR NOTES ARE GENERAL IN NATURE AND ARE PROVIDED TO RELAY THE DESIGN INTENT. THE CONTRACTOR SHALL REVIEW THE EXISTING EXTERIOR CONDITIONS AND PROPOSE SPECIFIC STONE AND BRICK REPAIR SCOPE AND COST FOR APPROVAL BY THE OWNER.
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3. REFER TO THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL MASONRY RESTORATION AND TUCKPOINTING REQUIREMENTS.
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5. RE-ANCHOR ALL LOOSE OR FAILING MASONRY OR STONE. PATCH ALL MAJOR SPALLING IN STONE. SUBMIT SAMPLE PATCH FOR REVIEW BY OWNER AND ARCHITECT.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS WITH EXISTING BUILDING.

KEYNOTE LEGEND

1. NEW HANDRAIL & GUARD RAIL AT STAIRS & RAMP - PRIMED & PAINTED - COLOR TBD, RE: A411.
2. NEW CONC SLAB, RE: A411. DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS, RE: A411. DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
4. WATERPROOF FROM TO GRADE - BACKFILL AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES - PERIMETER FOOTING DRAIN W/GRAVEL & FILTER FABRIC SURROUND, TIE-IN LINE TO DAYLIGHT.
5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A501.
7. ABANDONED CHIMNEY FLUE. SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM, PROTECT DURING CONSTRUCTION.
10. EXISTING CONCRETE SIDEWALK TO REMAIN.
11. NEW CONCRETE SIDEWALK/RAMP, RE: A411 - RAMP SLOPE 1:12 MAX.
12. CLEAN & REPAIR ALL DETERIORATED & CRACKED AREAS OF PLASTER PER PRESERVATION BRIEF #21.
13. NEW MECHANICAL UNIT PAD & SERVICE, RE: MECH.
14. NEW ELECTRICAL PANEL & SERVICE, RE: ELEC.
15. NEW PROPANE TANK - COORDINATE W/OWNER FOR VENDOR REQUIREMENTS & COMPLETE SCOPE.
16. NEW COPPER GUTTERS, DOWNSPOUTS & CAST IRON DOWNSPOUT SHOES - TIGHTLINE TO DAYLIGHT.
17. NEW WOOD SHINGLE ROOF, UNDERLAYMENT, EAVE, VALLEY, RIDGE, EDGE PROTECTION & ASSOCIATED METAL FLASHING REPLACE ANY DETERIORATED OR DAMAGED WOOD JOISTS, RAFTERS, OR DECK, IN-KIND.
18. CLEAN, REPAIR & REPOINT MASONRY FACADE - INCLUDING BUT NOT LIMITED TO LINTELS, SILLS & FACADE - REMOVE ALL LOOSE MASONRY & MORTAR - REINSTALL W/ IN-KIND MASONRY & MORTAR TO MATCH. RE: SPEC SECTIONS 04810, 04820, 04830, 04901 & NPS PRESERVATION BRIEF #2 FOR SPECIFIC REQUIREMENTS.
19. CLEAN, REPAIR & REPLACE IN-KIND WOOD LAP SIDING, OVER VAPOR BARRIER/RETARDER OVER NEW 1/2" EXTERIOR GRADE SHEATHING - PRIME & PAINT - COLOR TBD. COORDINATE TRIM, ETC. WHEN THICKNESS OF WALL.
20. NEW CONCRETE & STONE RETAINING WALL. STONE TO MATCH EXISTING BASE IN COLOR TOOLING & TEXTURE. MATCH MORTAR COLOR, TEXTURE, & TOOLING.
21. NEW SIDEWALK.
22. CLEAN, REPAIR, & REPLACE IN KIND WOOD FASCIA, SOFFIT, & EXTERIOR TRIM. PRIME & PAINT - COLOR TBD.
23. EXISTING HOT WATER TANK
24. EXISTING CABINETRY.
25. EXISTING KITCHEN RANGE/OVEN.
26. NEW ROOF CRICKET.
27. EXISTING WOOD FLOOR

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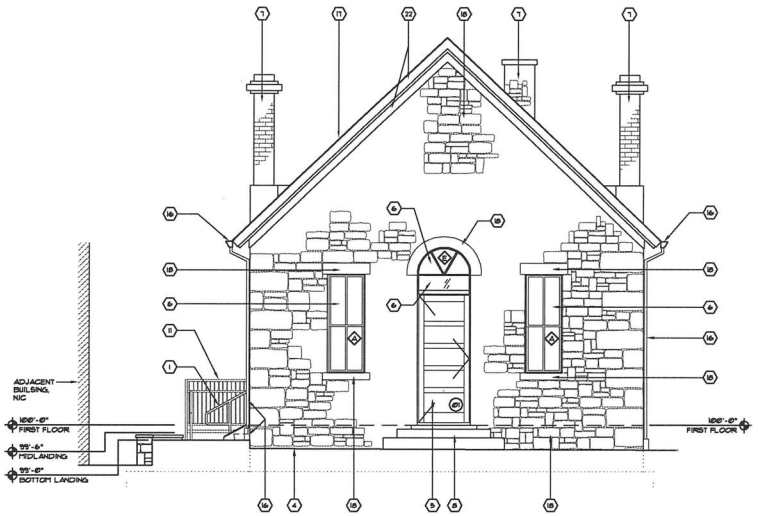
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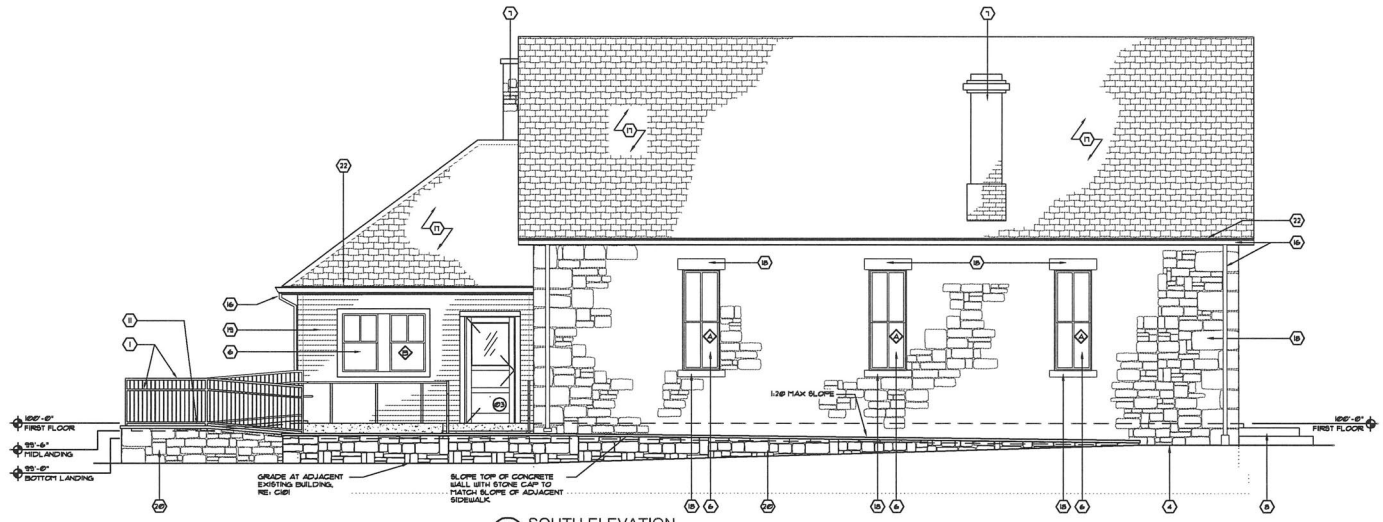
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SHEET TITLE:
New Exterior Elevations Option A

A213A



1 EAST ELEVATION
A214A SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A214A SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. EXTERIOR NOTES ARE GENERAL IN NATURE AND ARE PROVIDED TO RELAY THE DESIGN INTENT. THE CONTRACTOR SHALL REVIEW THE EXISTING EXTERIOR CONDITIONS AND PROPOSE SPECIFIC STONE AND BRICK REPAIR SCOPE AND COST FOR APPROVAL BY THE OWNER.
2. REMOVE ALL ABANDONED CONDUIT, PIPING, WIRING, SIGNAGE, LIGHTING, ETC. AND ASSOCIATED FASTENERS FROM ALL EXTERIOR WALLS. REPAIR ALL AREAS WITH MATCHING GROUT AFTER REMOVAL.
3. REFER TO THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL MASONRY RESTORATION AND TUCKPOINTING REQUIREMENTS.
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6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS WITH EXISTING BUILDING.

KEYNOTE LEGEND

1. NEW HANDRAIL & GUARD RAIL AT STAIRS & RAMP - PRIMED & PAINTED - COLOR TBD, RE: A411.
2. NEW CONC SLAB, RE: A411, DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS, RE: A411, DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
4. WATERPROOF FROM TO GRADE - BACKFILL AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES - PERIMETER FOOTING DRAIN W/GRAVEL & FILTER FABRIC SURROUND, TIGHTLINE TO DAYLIGHT.
5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS, RE: A5611.
7. ABANDONED CHIMNEY FLUE, SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM, PROTECT DURING CONSTRUCTION.
10. EXISTING CONCRETE SIDEWALK TO REMAIN.
11. NEW CONCRETE SIDEWALK/RAMP, RE: A411 - RAMP SLOPE 1:12 MAX.
12. CLEAN & REPAIR ALL DETERIORATED & CRACKED AREAS OF PLASTER PER PRESERVATION BRIEF #21.
13. NEW MECHANICAL UNIT PAD & SERVICE, RE: MECH.
14. NEW ELECTRICAL PANEL & SERVICE, RE: ELEC.
15. NEW PROPANE TANK - COORDINATE W/OWNER FOR VENDOR REQUIREMENTS & COMPLETE SCOPE.
16. NEW COPPER GUTTERS, DOWNSPOUTS & CAST IRON DOWNSPOUT SHOES - TIGHTLINE TO DAYLIGHT.
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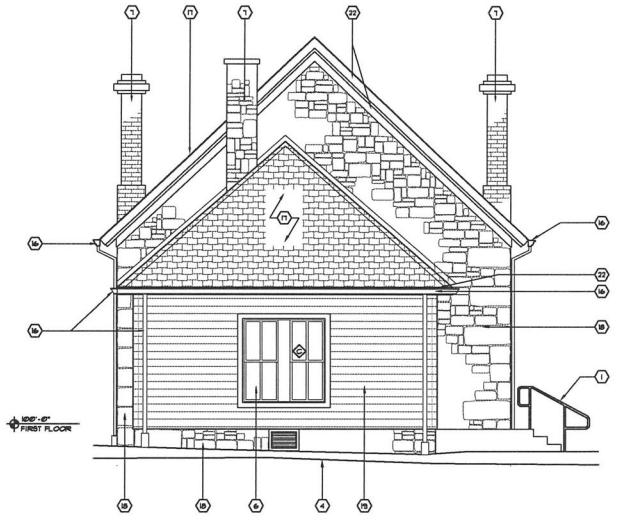
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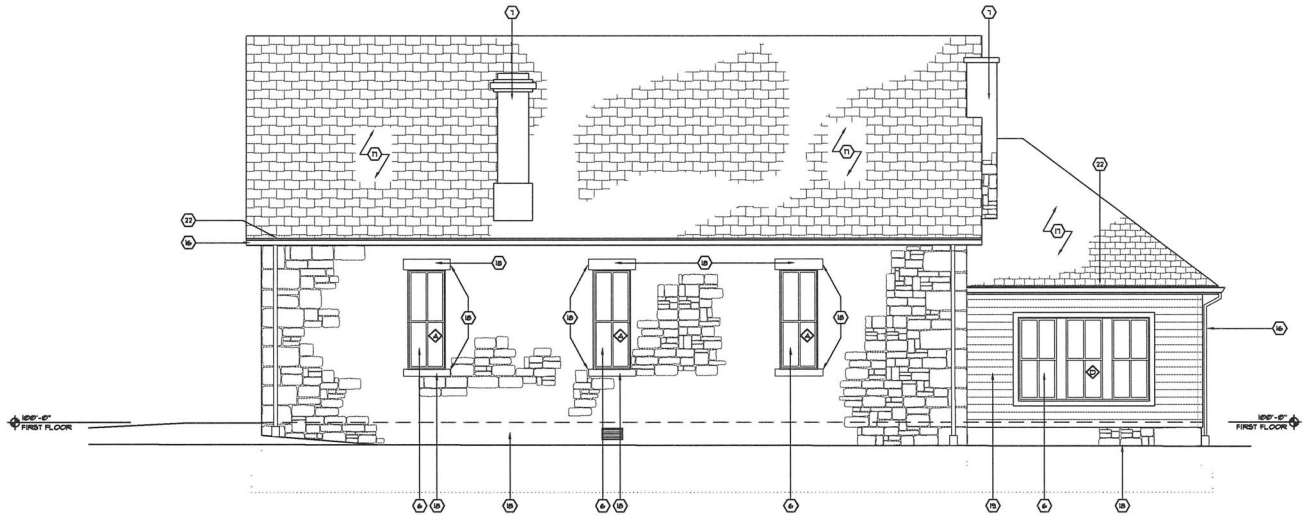
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REVISIONS	

SHEET TITLE:
New Exterior Elevations Option A

A214A



1 WEST ELEVATION
A213B SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A213B SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

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KEYNOTE LEGEND

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2. NEW CONC SLAB, RE: A411. DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS, RE: A411. DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
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5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A405.
7. ABANDONED CHIMNEY FLUE. SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM, PROTECT DURING CONSTRUCTION.
10. EXISTING CONCRETE SIDEWALK TO REMAIN.
11. NEW CONCRETE SIDEWALK/RAMP, RE: A411 - RAMP SLOPE 1/12 MAX.
12. CLEAN & REPAIR ALL DETERIORATED & CRACKED AREAS OF PLASTER PER PRESERVATION BRIEF #21.
13. NEW MECHANICAL UNIT PAD & SERVICE, RE: MECH.
14. NEW ELECTRICAL PANEL & SERVICE, RE: ELEC.
15. NEW PROPANE TANK. - COORDINATE W/OWNER FOR VENDOR REQUIREMENTS & COMPLETE SCOPE.
16. NEW COPPER GUTTERS, DOWNSPOUTS & CAST IRON DOWNSPOUT SHOES - TIGHTLINE TO DAYLIGHT.
17. NEW WOOD SHINGLE ROOF, UNDERLAYMENT, EAVE, VALLEY, RIDGE, EDGE PROTECTION & ASSOCIATED METAL FLASHING REPLACE ANY DETERIORATED OR DAMAGED WOOD JOISTS, RAFTERS, OR DECK, IN-KIND.
18. CLEAN, REPAIR & REPOINT MASONRY FACADE - INCLUDING BUT NOT LIMITED TO LINTELS, SILLS & FACADE - REMOVE ALL LOOSE MASONRY & MORTAR - REINSTALL W/ IN-KIND MASONRY & MORTAR TO MATCH. RE: SPEC SECTIONS 04810, 04840, 04900, 04901 & NPS PRESERVATION BRIEF #2 FOR SPECIFIC REQUIREMENTS.
19. CLEAN, REPAIR & REPLACE IN-KIND WOOD LAP SIDING, OVER VAPOR BARRIER/RETARDER OVER NEW 1/2" EXTERIOR GRADE SHEATHING - PRIME & PAINT - COLOR TBD. COORDINATE TRIM, ETC. W/NEW THICKNESS OF WALL.
20. NEW CONCRETE & STONE RETAINING WALL. STONE TO MATCH EXISTING BASE IN COLOR TOOLING & TEXTURE. MATCH MORTAR COLOR, TEXTURE, & TOOLING.
21. NEW SIDEWALK.
22. CLEAN, REPAIR & REPLACE IN KIND WOOD FASCIA, SOFFIT, & EXTERIOR TRIM. PRIME & PAINT - COLOR TBD.
23. EXISTING HOT WATER TANK
24. EXISTING CABINETRY.
25. EXISTING KITCHEN RANGE/OVEN.
26. NEW ROOF CRICKET.
27. EXISTING WOOD FLOOR

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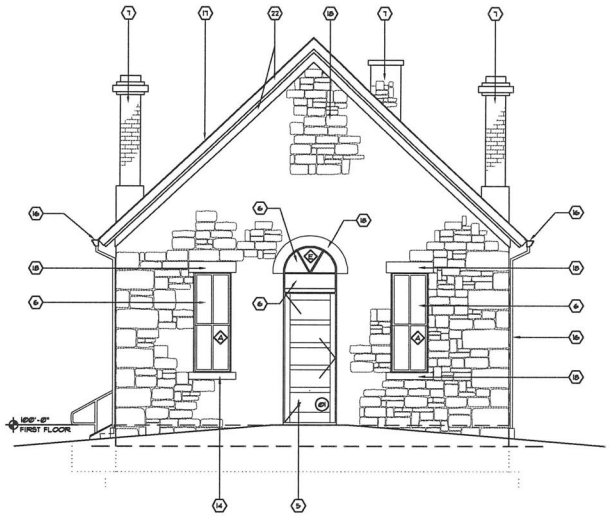
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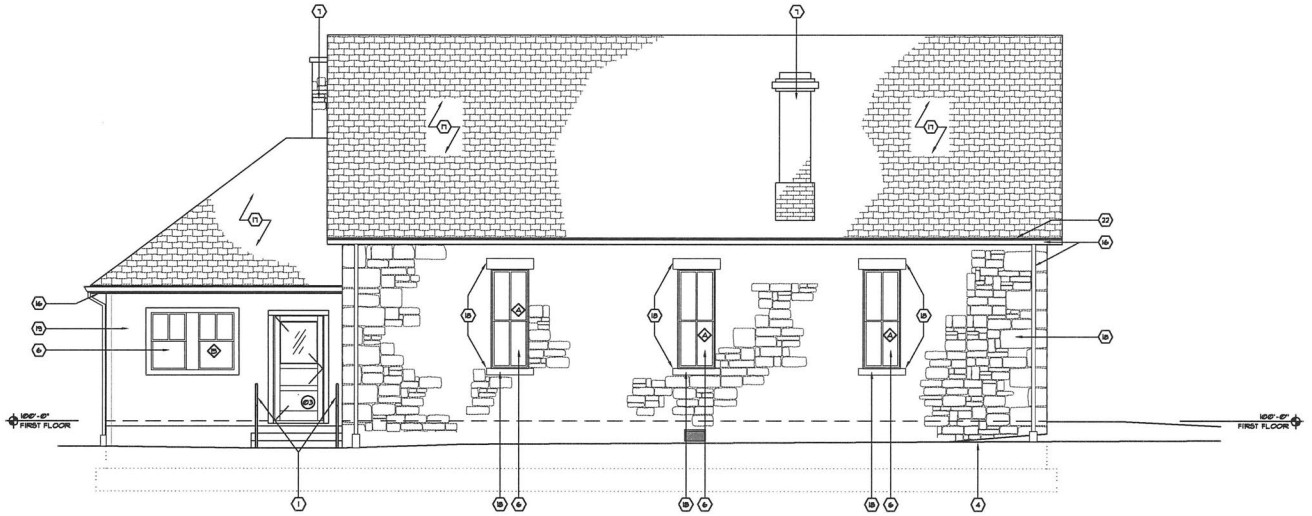
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SHEET TITLE:
New Exterior Elevations Option B

A213B



1 EAST ELEVATION
A214B SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A214B SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. EXTERIOR NOTES ARE GENERAL IN NATURE AND ARE PROVIDED TO RELAY THE DESIGN INTENT. THE CONTRACTOR SHALL REVIEW THE EXISTING EXTERIOR CONDITIONS AND PROPOSE SPECIFIC STONE AND BRICK REPAIR SCOPE AND COST FOR APPROVAL BY THE OWNER.
2. REMOVE ALL ABANDONED CONDUIT, PIPING, WIRING, SIGNAGE, LIGHTING, ETC. AND ASSOCIATED FASTENERS FROM ALL EXTERIOR WALLS. REPAIR ALL AREAS WITH MATCHING GROUT AFTER REMOVAL.
3. REFER TO THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL MASONRY RESTORATION AND TUCKPOINTING REQUIREMENTS.
4. ALL EXTERIOR COLORS ARE TO BE SELECTED BY THE OWNER.
5. RE-ANCHOR ALL LOOSE OR FAILING MASONRY OR STONE. PATCH ALL MAJOR SPALLING IN STONE. SUBMIT SAMPLE PATCH FOR REVIEW BY OWNER AND ARCHITECT.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS WITH EXISTING BUILDING.

KEYNOTE LEGEND

1. NEW HANDRAIL & GUARD RAIL AT STAIRS & RAMP - PRIMED & PAINTED - COLOR TBD. RE: A411.
2. NEW CONC SLAB, RE: A411. DEMO EXISTING CONCRETE SLAB AND PREPARE FOR NEW SLAB.
3. NEW CONC STEPS, RE: A411. DEMO EXISTING CONCRETE STEPS AND PREPARE FOR NEW STEPS.
4. WATERPROOF FROM TO GRADE - BACKFILL AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES - PERIMETER FOOTING DRAIN W/GRAVEL & FILTER FABRIC SURROUND, TIGHTLINE TO DAYLIGHT.
5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A5#1.
7. ABANDONED CHIMNEY FLUE. SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
8. EXISTING TREADS & RISERS - PROTECT DURING CONST.
9. EXISTING WOOD TRIM, PROTECT DURING CONSTRUCTION.
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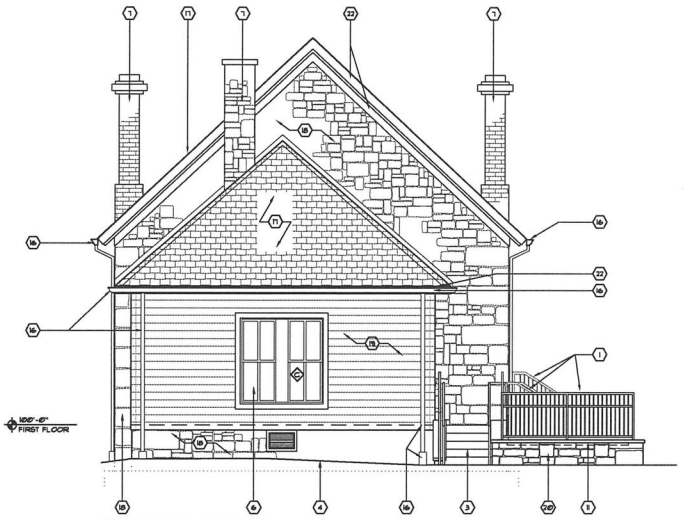
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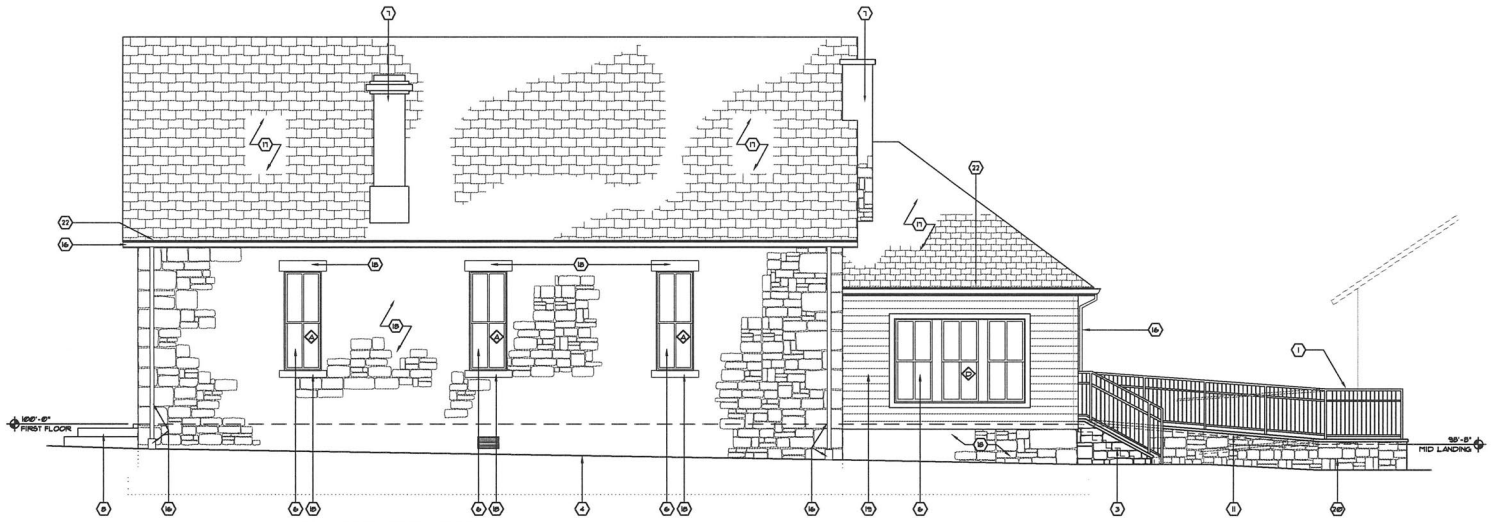
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ISSUED: 11/16/11
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SHEET TITLE:
New Exterior Elevations Option B

A214B



1 WEST ELEVATION
A213C SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A213C SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. EXTERIOR NOTES ARE GENERAL IN NATURE AND ARE PROVIDED TO RELAY THE DESIGN INTENT. THE CONTRACTOR SHALL REVIEW THE EXISTING EXTERIOR CONDITIONS AND PROPOSE SPECIFIC STONE AND BRICK REPAIR SCOPE AND COST FOR APPROVAL BY THE OWNER.
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5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS. RE: A540.
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19. CLEAN, REPAIR & REPLACE IN-KIND WOOD LAP SIDING, OVER VAPOR BARRIER/RETARDER OVER NEW 1/2" EXTERIOR GRADE SHEATHING - PRIME & PAINT - COLOR TBD, COORDINATE TRIM, ETC. WHEN THICKENS OF WALL.
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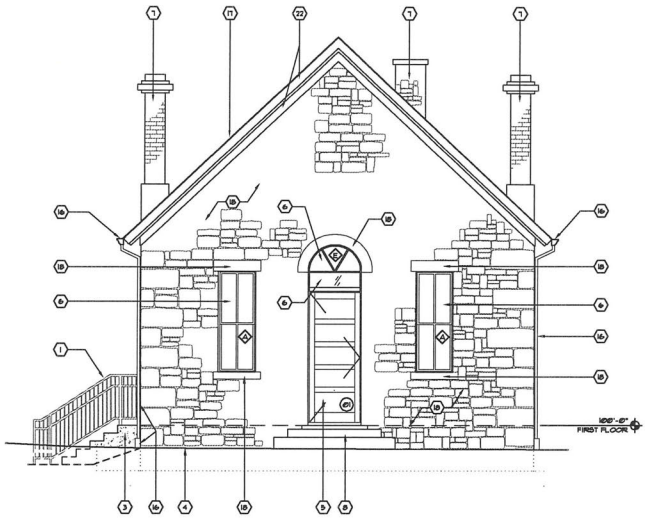
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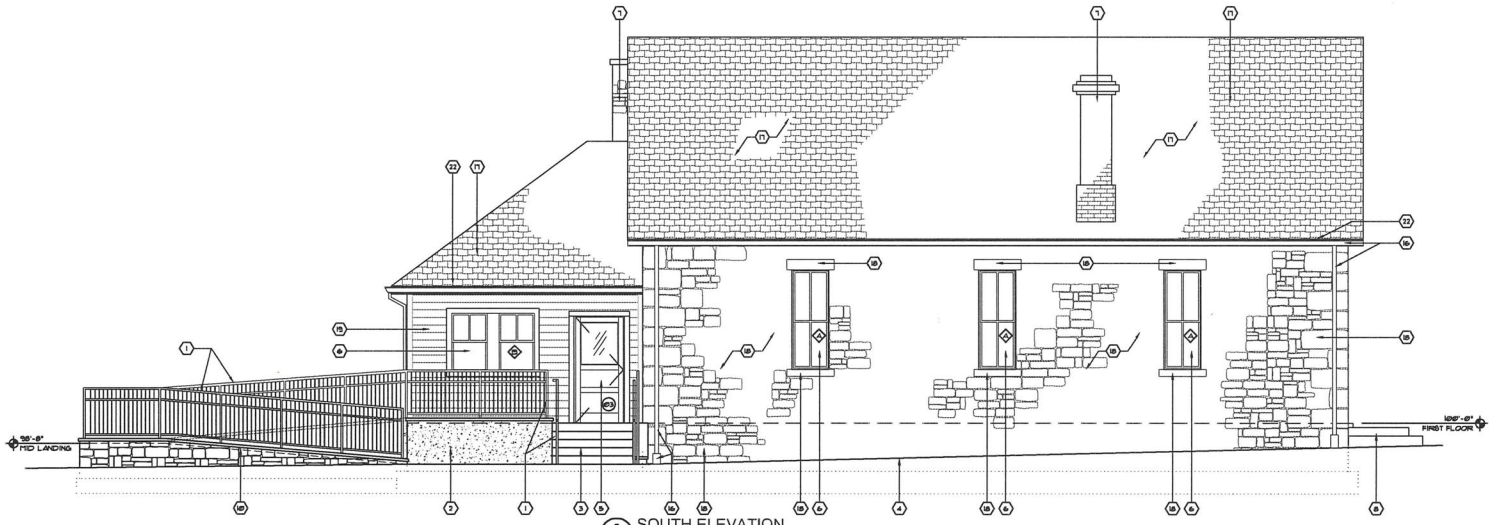
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ISSUED: 11/16/11
REVISIONS

SHEET TITLE:
New Exterior Elevations Option C

A213C



1 EAST ELEVATION
A214C SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A214C SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

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5. NEW WOOD ENTRY DOOR AND RESTORED FRAME IN EXISTING MASONRY.
6. NEW WOOD WINDOWS/SASHES WITH INSULATED GLASS, RE: A941.
7. ABANDONED CHIMNEY FLUE, SEAL ALL PENETRATIONS INTO THE SHAFT & PROVIDE SEALED METAL CAP AT TOP - PRIME AND PAINT METAL CAP.
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STATE OF OKLAHOMA REGISTERED ARCHITECT

5/16/11

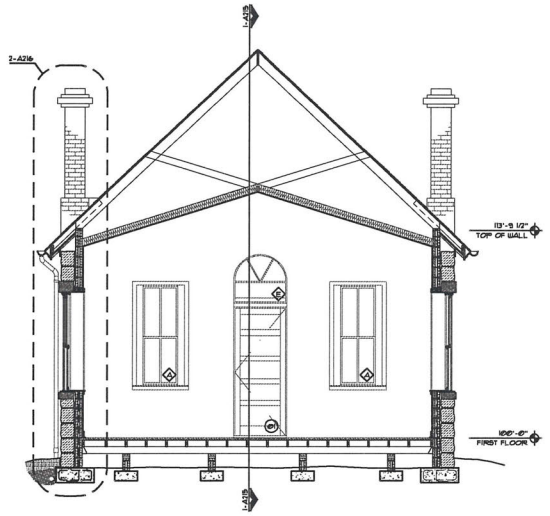
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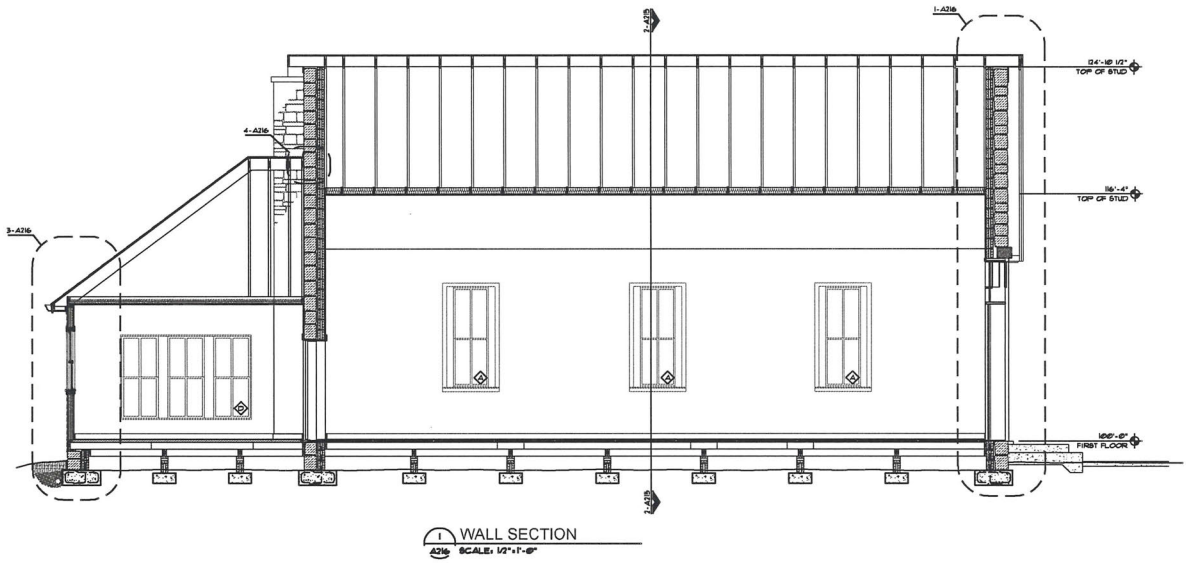
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SHEET TITLE:
New Exterior Elevations Option C

A214C



2 A215 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 A216 WALL SECTION
SCALE: 1/2"=1'-0"

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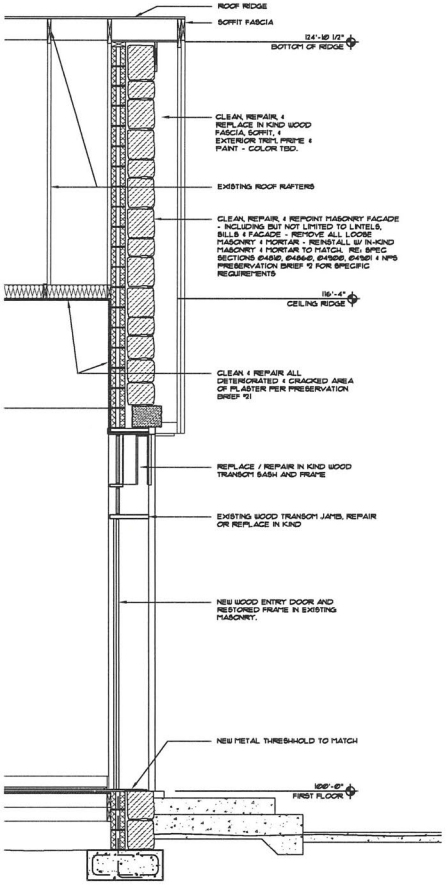
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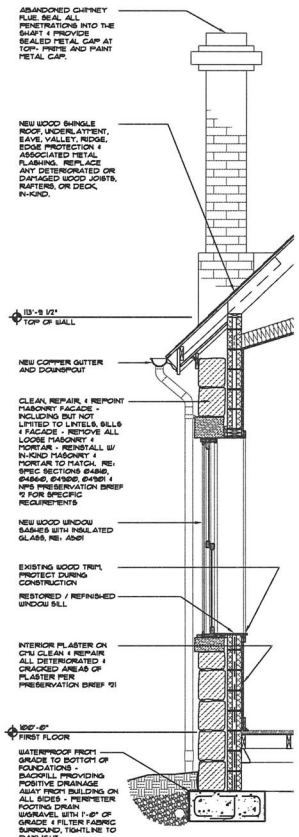
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SHEET TITLE:
Building Sections

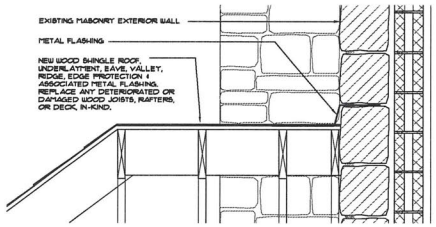
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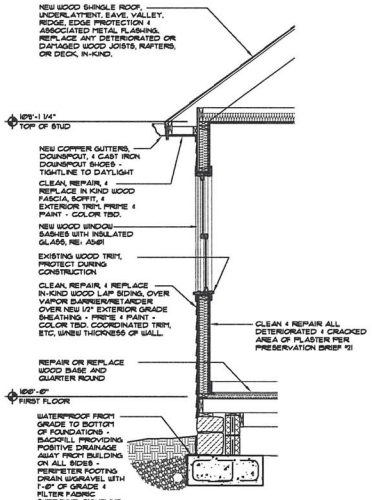
1 WALL SECTION
A216 SCALE: 1/2"=1'-0"



2 WALL SECTION
A216 SCALE: 1/2"=1'-0"



4 FLASHING DETAIL
A216 SCALE: 1"=1'-0"



3 WALL SECTION
A216 SCALE: 1/2"=1'-0"

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SHEET TITLE:
Wall Sections and Details

A216

CEILING GENERAL NOTES

1. ALL CEILING HEIGHTS NOTED ON PLANS ARE FROM THE FINISH FLOOR OF THAT LEVEL.
2. UNLESS NOTED OTHER WISE, ALL NEW CEILINGS SHOWN ARE TO BE PAINTED GYPSUM BOARD ON SUSPENDED GRID SYSTEM OR ATTACHED DIRECTLY TO WOOD TRUSSES OR FRAMING. RE: ROOM FINISH SCHEDULE.
3. PROVIDE R40 BATT OR BLOWN CELLULOSE INSULATION ABOVE CEILINGS IN ALL NEW ATTIC SPACES.
4. ALL FINAL COLOR SELECTIONS ARE BY OWNER.
5. DROPPED CEILING HEIGHTS THAT ACCOMMODATE DUCT WORK OR SPRINKLER PIPING, SHALL BE CONSTRUCTED BELOW THE 1 HOUR CEILING ASSEMBLY. PROVIDE ADDITIONAL FRAMING STRUCTURE IN CEILING TO SUPPORT MECHANICAL ITEMS. DO NOT OBSTRUCT VERTICAL CHASES.
6. CEILING HEIGHTS, INDICATED ON PLANS, ARE APPROXIMATE DIMENSIONS AND MAY VARY AS CONDITIONS REQUIRE - NOTIFY ARCHITECT OF DISCREPANCIES.
7. CONTRACTOR TO REFER TO ELECTRICAL LIGHTING PLAN FOR EMERGENCY/GENERAL LIGHTING - LIGHTING DEPICTED ON REFLECTED CEILING PLAN IS FOR REFERENCE ONLY. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN FOR FINAL LOCATIONS & MOUNTING HEIGHTS.
8. PRIOR TO PURCHASE OF FIXTURE OR ROUGH OF ELECTRICAL DISTRIBUTION CONTRACTOR CONFIRM WITH OWNER LAYOUT FIXTURE CHANGES.
9. AREAS NOTED TO BE REPAIRED OR REPLACED ARE NOT INTENDED AS QUANTITY OR EXTENT OF AREA TO BE REPAIRED OR REPLACED, IT IS THE INTENT OF THESE DOCUMENTS THAT THE CONTRACTOR SHALL FIELD VERIFY EXTENT OF REPAIR OR REPLACEMENT AND THAT ALL MATERIAL, LABOR, MEANS OR METHODS BE INCLUDED IN THIS CONTRACT.

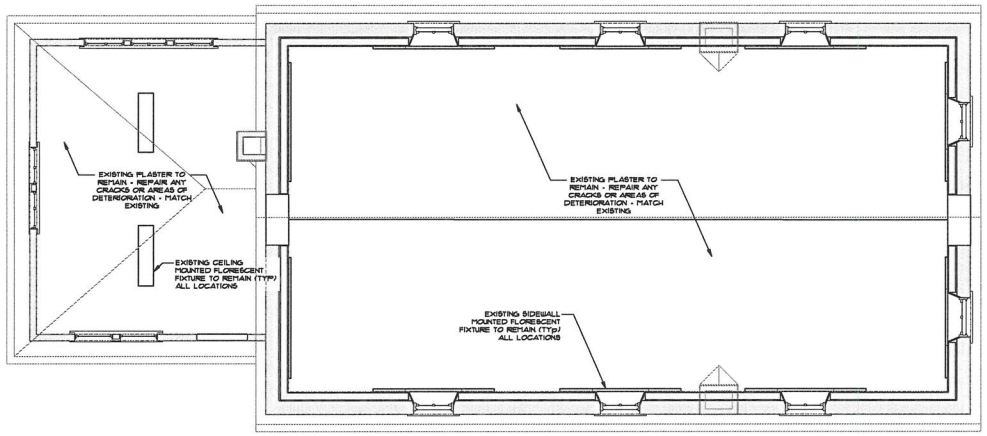
LIGHT FIXTURE LEGEND

WALL MOUNTED FLUORESCENT LIGHT FIXTURE

SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE

CEILING LEGEND

CI - REPAIR OR REPLACE IN-KIND PLASTER ON LATH



NORTH

1 A301 FIRST LEVEL REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

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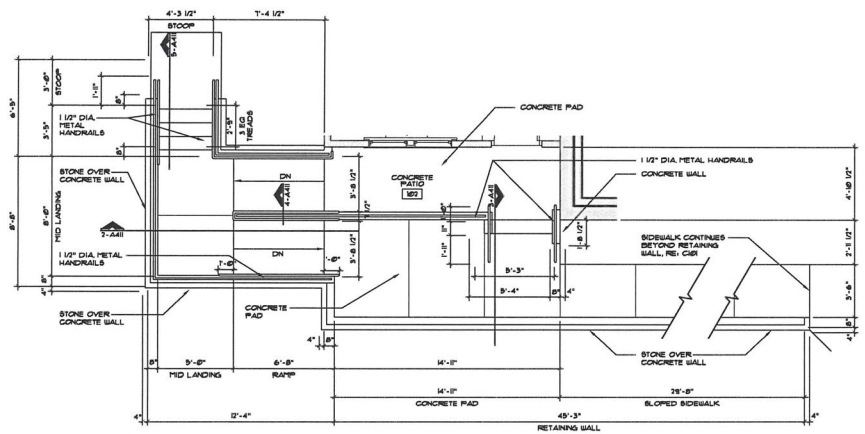
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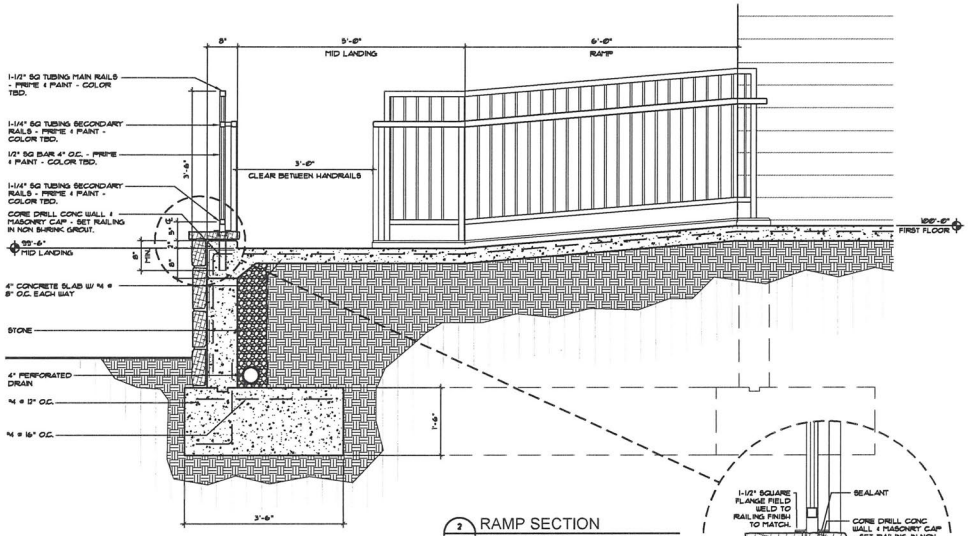
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SHEET TITLE:
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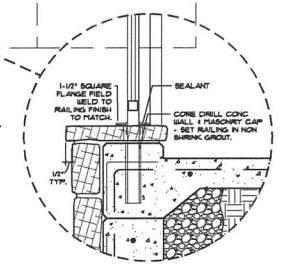
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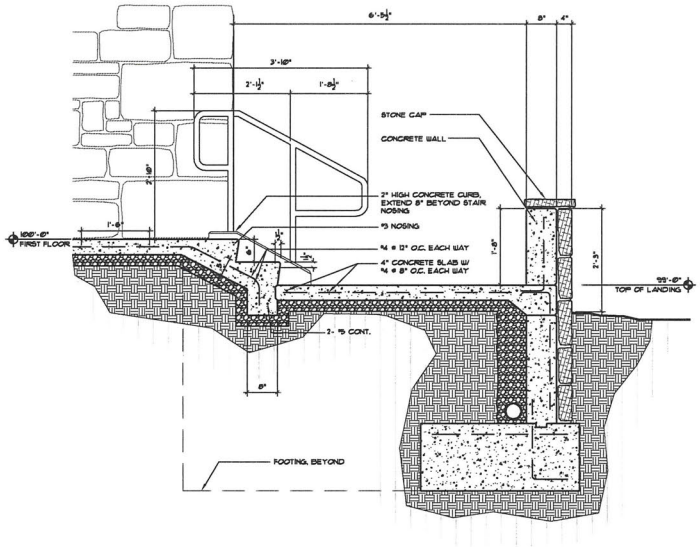


1 ENLARGED RAMP PLAN
A411A SCALE: 1/4"=1'-0"

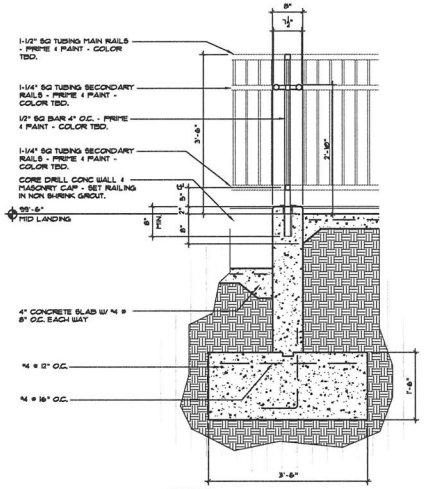


2 RAMP SECTION
A411A SCALE: 3/4"=1'-0"

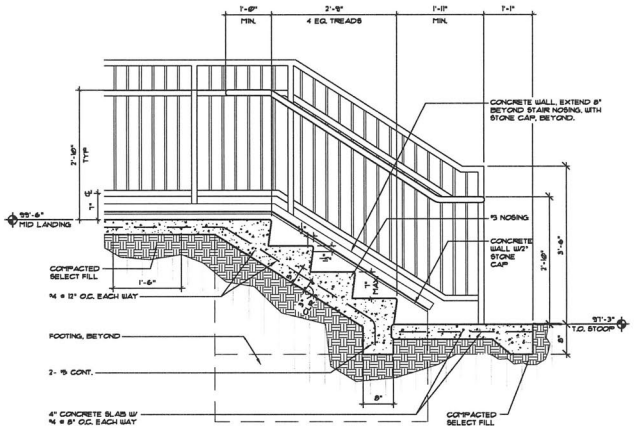




3 STAIR SECTION
A411A SCALE: 3/4"=1'-0"



CURB
BETWEEN RAMPS SECTION
A411A SCALE: 3/4"=1'-0"



5 STAIR SECTION
A411A SCALE: 3/4"=1'-0"

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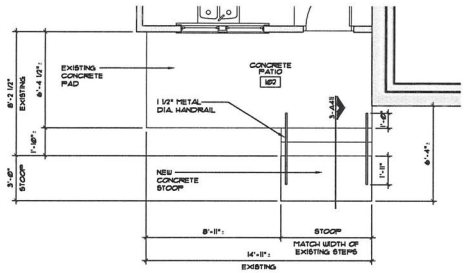
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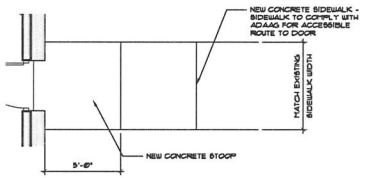
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ISSUED: 11/16/11
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SHEET TITLE:
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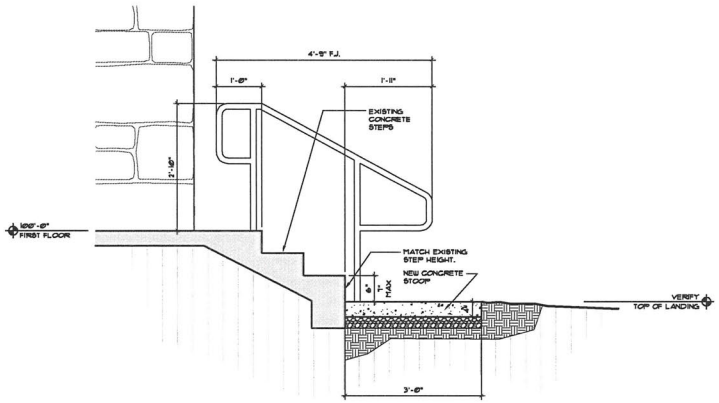
A411A



1 A411B ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0"



2 A411B STOOP SECTION
SCALE: 3/4"=1'-0"



3 A411B STAIR SECTION
SCALE: 1/4"=1'-0"

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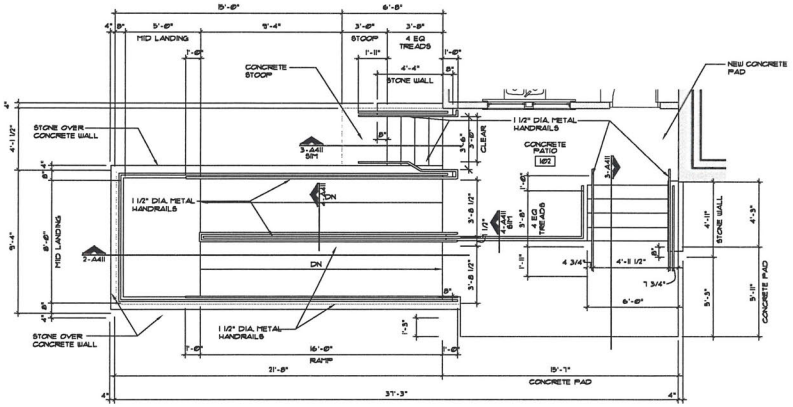
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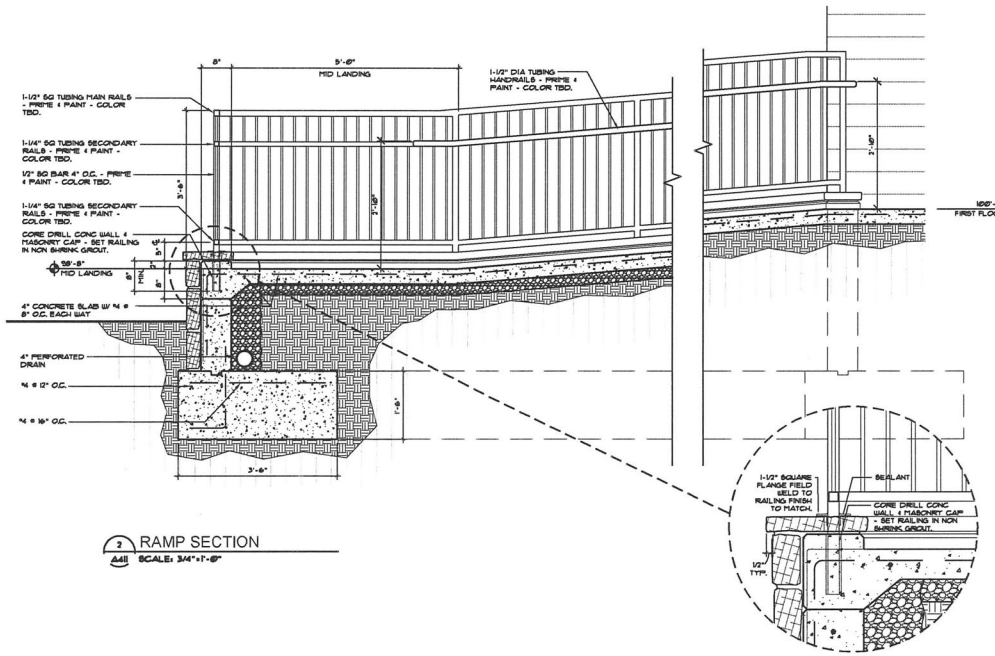
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ISSUED:	11/16/11
REVISIONS	

SHEET TITLE:
Enlarged Stair Plan Option B

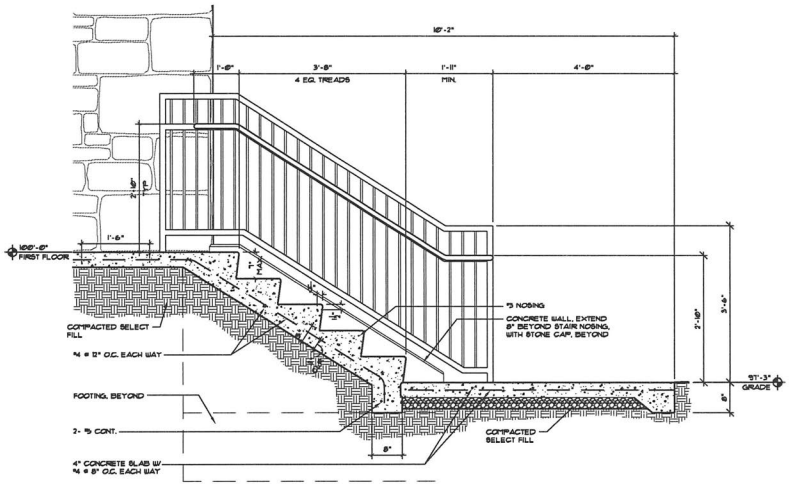
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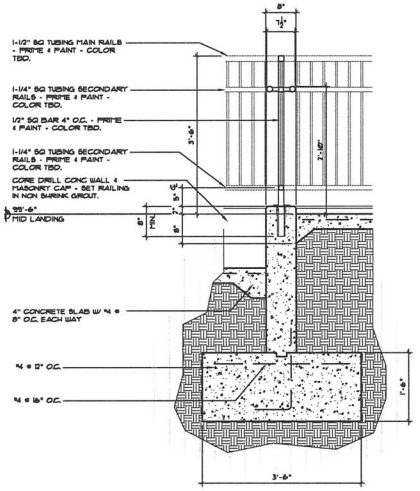
1 ENLARGED RAMP PLAN
A411 SCALE: 1/4"=1'-0"



2 RAMP SECTION
A411 SCALE: 3/4"=1'-0"



3 STAIR SECTION
A411 SCALE: 3/4"=1'-0"



CURB BETWEEN RAMPS SECTION
4 A411 SCALE: 3/4"=1'-0"

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SHEET TITLE:
Enlarged Stair and Ramp Plan Option C

A411C

DOOR SCHEDULE

DR.#	LOCATION/ ROOM NAME	QTY	WIDTH	HEIGHT	THK.	TYPE	MATL.	FRAME	FRAME TYPE	RATED	GLASS	DETAILS HEAD	DETAILS JAMB	DETAILS JAMB	DETAILS THRESHOLD	HRDWR SET	NOTES
FIRST LEVEL																	
01	COUNCIL ROOM	1	3'-4"	8'-6"	1 3/4"	A	WD	WD	-	-	-	01-A502	03-A502	03-A502	02-A502	1	1,3
02	COUNCIL ROOM	1	3'-2"	7'-0"	1 3/4"	B	WD	WD	-	-	TEMPERED	EXISTING	EXISTING	EXISTING	EXISTING	2	
03	ADDITION	1	3'-2"	7'-0"	1 3/4"	B	WD	WD	-	-	TEMPERED	04-A502	04-A502	04-A502	05-A502	3	1,3

DOOR/ WINDOW SCHEDULE ABBREVIATIONS

SCWD = SOLID CORE WOOD
HCWD = HOLLOW CORE WOOD
SMWD = STILE AND RAIL WOOD DOOR
HM = HOLLOW METAL
WD = WOOD FRAME
SCM = SOLID CORE MASONITE
WDCL = WOOD ALUMINUM CLAD WINDOW
MCWD = METAL CLAD WOOD DOOR

EX = EXISTING DOOR OR FRAME TO REMAIN
EXR = EXISTING DOOR OR FRAME TO BE RESTORED
AL = ALUMINUM
STL = PREPINISHED STEEL DOOR FRAME
PR = PAIR OF DOORS

DOOR NOTE LEGEND

1. REFER TO WINDOW TYPES FOR COMPLETE FRAME.
2. NOT USED
3. AUTOMATIC OPEN WITH ACCESSIBLE PUSH PLATE
4. PANIC DEVICE.

DOOR GENERAL NOTES

1. CONTRACTOR TO PROVIDE ALLOWANCE FOR HARDWARE FOR ALL DOORS.
2. CONTRACTOR TO UNDERCUT - VERIFY WITH ARCHITECT/ARRISCRITION ON REQUIRED HEIGHT.

WINDOW SCHEDULE

WIND. TYPE	MATL.	CONFIGURATION	GLAZING TYPE	SCREEN	BLINDS	REMARKS
A	WD	EXISTING DOUBLE HUNG WOOD WINDOW	CLEAR 1/4" INSULATED GLASS W/ LOW E -TEMPERED	Y	Y(SEE NOTE 2)	COLOR SELECTION BY OWNER
B	WD	EXISTING DOUBLE HUNG WOOD WINDOW	CLEAR 1/4" INSULATED GLASS W/ LOW E -TEMPERED	Y	Y(SEE NOTE 2)	COLOR SELECTION BY OWNER
C	WD	EXISTING DOUBLE HUNG WOOD WINDOW	CLEAR 1/4" INSULATED GLASS W/ LOW E -TEMPERED	Y	Y(SEE NOTE 2)	COLOR SELECTION BY OWNER
D	WD	EXISTING DOUBLE HUNG WOOD WINDOW	CLEAR 1/4" INSULATED GLASS W/ LOW E -TEMPERED	Y	Y(SEE NOTE 2)	COLOR SELECTION BY OWNER
E	WD	EXISTING FIXED WOOD WINDOW	CLEAR 1/4" INSULATED GLASS W/ LOW E -TEMPERED	-	-	-

WINDOW GENERAL NOTES:

1. CONTRACTOR TO PROVIDE HARDWARE ALLOWANCE IN BASE BID. -COORDINATE AMOUNT W/OWNER.
2. CONTRACTOR TO PROVIDE AND INSTALL UV RETRACTABLE WINDOW SHADES FOR ALL EXTERIOR WINDOWS BEHIND INTEGRAL WOOD VALENCE. FINAL DESIGN TO BE DETERMINED ON VALENCE.

ROOM FINISH SCHEDULE

RM. #	ROOM NAME	FLOOR	BASE	WALL	CEILING	TRIM	REMARKS
FIRST LEVEL							
101	COUNCIL ROOM	F2	B1	W2	C2	T1	-
102	ADDITION	F2	B1	W2	C2	T1	-
103	CONCRETE PATIO	F1	-	-	-	-	PROVIDE SEALER ON ALL EXTERIOR CONC. SURFACES

ROOM FINISH GENERAL NOTES

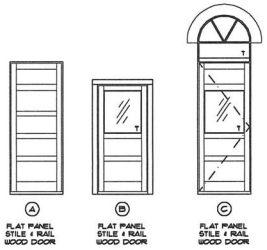
1. PROVIDE TRANSITION STRIP BETWEEN FLOOR FINISHES.

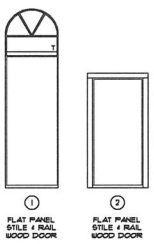
LEGEND

MK	MATERIAL
F1	EXPOSED CONCRETE
F2	HISTORIC WOOD FLOORING - REPAIR OR REPLACE IN KIND
B1	HISTORIC WOOD BASE - STAIN
W1	PAINTED GYPSUM BOARD - 5 COLORS
W2	PLASTER OVER MASONRY WALLS - PRIMED & PAINTED
C1	PAINTED GYPSUM BOARD - COLOR TBD
C2	PAINTED PLASTER ON WOOD LATH - COLOR TBD
T1	HISTORIC WOOD TRIM - STAIN GRADE - FINISH TBD

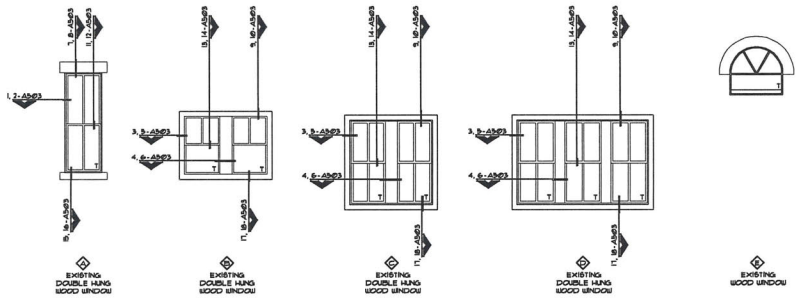
GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENINGS FOR ACTUAL DIMENSIONS OF OPENINGS - ARCHITECT TO APPROVE ANY CHANGES PRIOR TO PURCHASE OR INSTALLATION.
2. CONTRACTOR TO PROVIDE ACCESSIBLE MEANS OF EGRESS AT ALL ENTRANCES IN BASE BID - FIELD VERIFY FLOOR AND EXISTING GRADE ELEVATION CHANGES PRIOR TO BID.





1 DOOR TYPES
A501 SCALE: 1/4"=1'-0"



3 WINDOW TYPES
A501 SCALE: 1/4"=1'-0"

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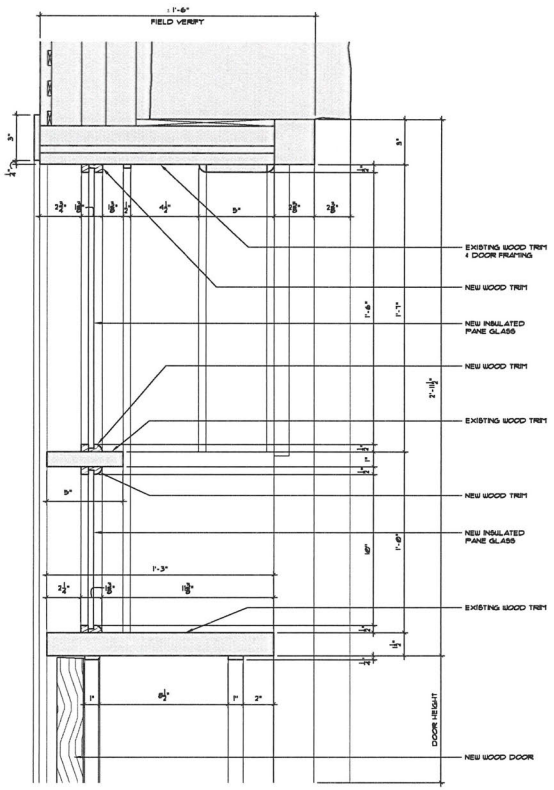
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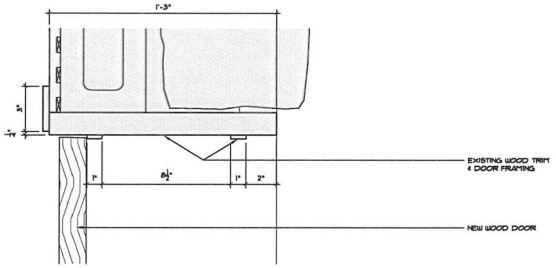
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SHEET TITLE: Schedules & Details

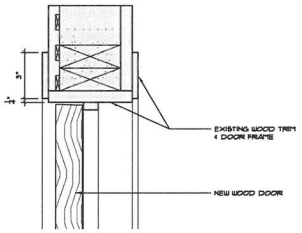
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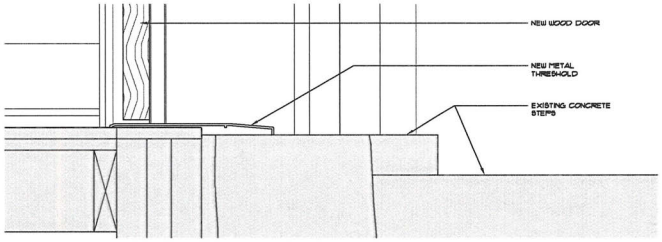
1 DOOR HEAD DETAIL
A502 SCALE: 3"=1'-0" DOOR #1



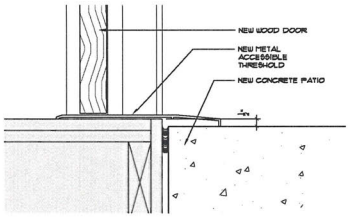
3 DOOR JAMB DETAIL
A502 SCALE: 3"=1'-0" DOOR #1



4 DOOR HEAD/JAMB DETAIL
A502 SCALE: 3"=1'-0" DOOR #3



2 DOOR SILL DETAIL
A502 SCALE: 3"=1'-0" DOOR #1



5 DOOR SILL DETAIL
A502 SCALE: 3"=1'-0" DOOR #3

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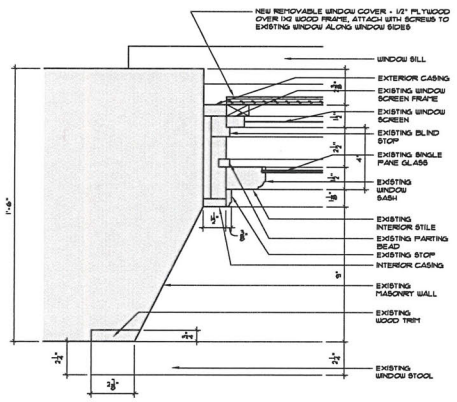
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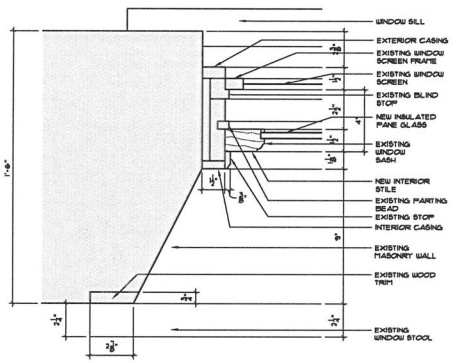
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ISSUED: 11/16/11
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SHEET TITLE:
Door Details

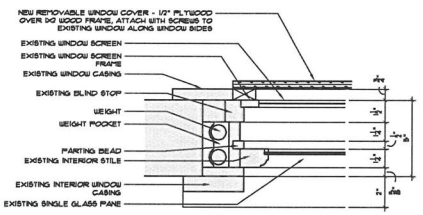
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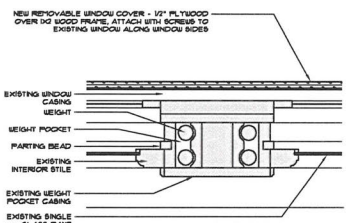
1 EXISTING WINDOW JAMB
A503 SCALE: 3"=1'-0" TYPE A



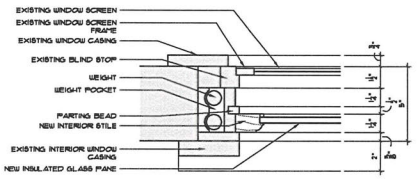
2 RESTORED WINDOW JAMB
A503 SCALE: 3"=1'-0" TYPE A



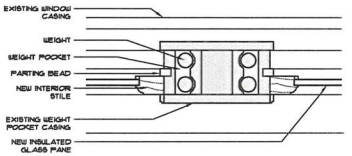
3 EXISTING WINDOW JAMB
A503 SCALE: 3"=1'-0" TYPE B C D



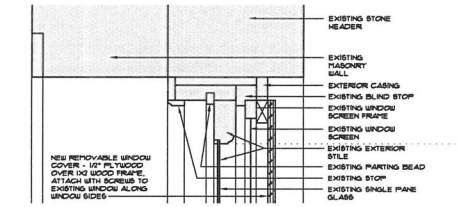
4 EXISTING MULLION
A503 SCALE: 3"=1'-0" TYPE B C D



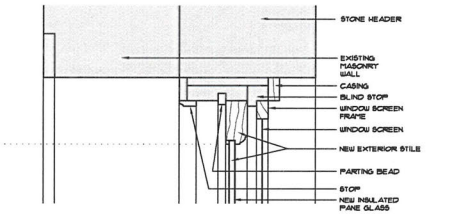
5 REPAIRED WINDOW JAMB
A503 SCALE: 3"=1'-0" TYPE B C D



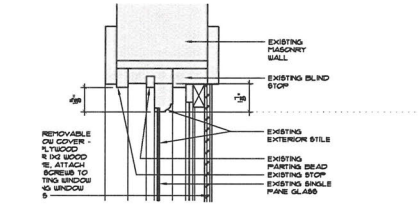
6 REPAIRED MULLION
A503 SCALE: 3"=1'-0" TYPE B C D



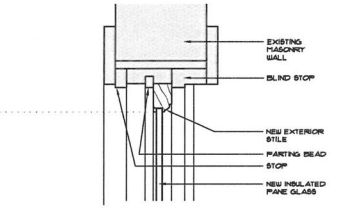
7 EXISTING HEAD
A503 SCALE: 3"=1'-0" TYPE A



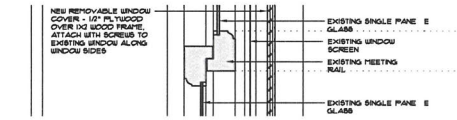
8 RESTORED HEAD
A503 SCALE: 3"=1'-0" TYPE A



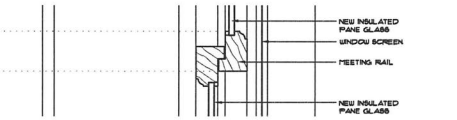
9 EXISTING WINDOW HEAD/JAMB
A503 SCALE: 3"=1'-0" TYPE B C D



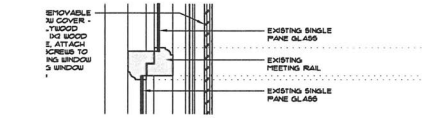
10 REPAIRED HEAD/JAMB
A503 SCALE: 3"=1'-0" TYPE B C D



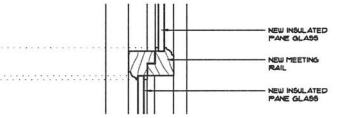
11 EXISTING MEETING RAIL
A503 SCALE: 3"=1'-0" TYPE A



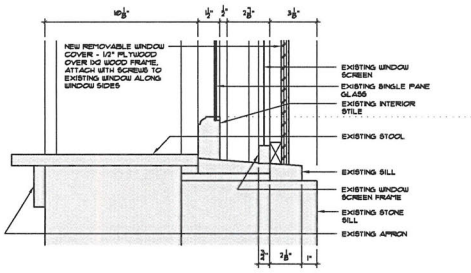
12 RESTORED MEETING RAIL
A503 SCALE: 3"=1'-0" TYPE A



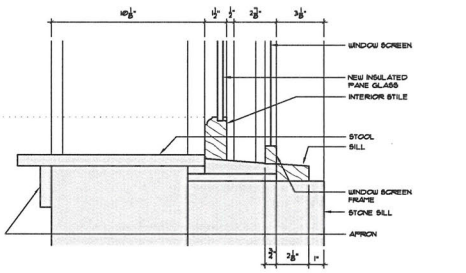
13 EXISTING MEETING RAIL
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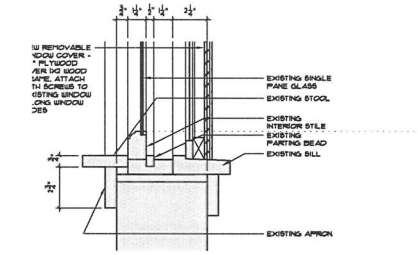
14 REPAIRED MEETING RAIL
A503 SCALE: 3"=1'-0" TYPE B C D



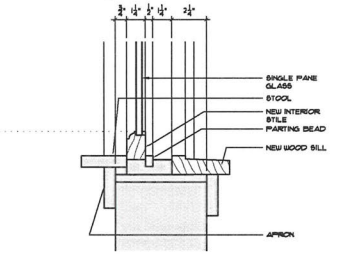
15 EXISTING SILL
A503 SCALE: 3"=1'-0" TYPE A



16 RESTORED SILL
A503 SCALE: 3"=1'-0" TYPE A



17 EXISTING SILL
A503 SCALE: 3"=1'-0" TYPE B C D



18 REPAIRED SILL
A503 SCALE: 3"=1'-0" TYPE B C D

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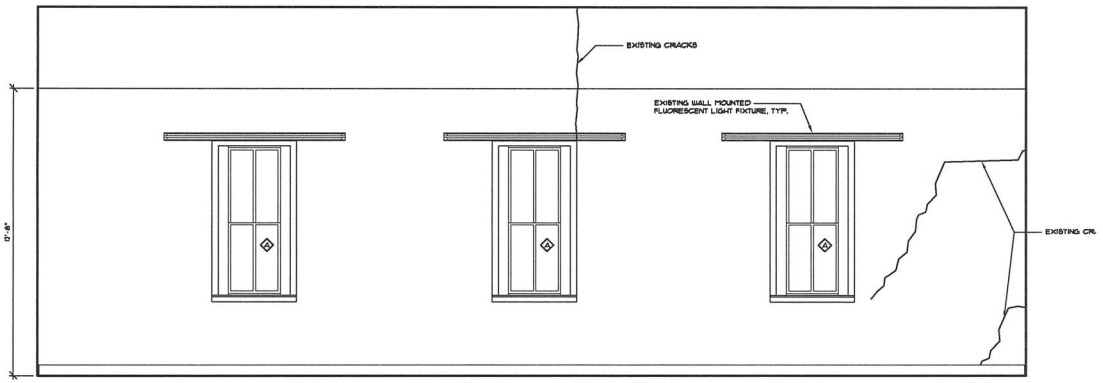
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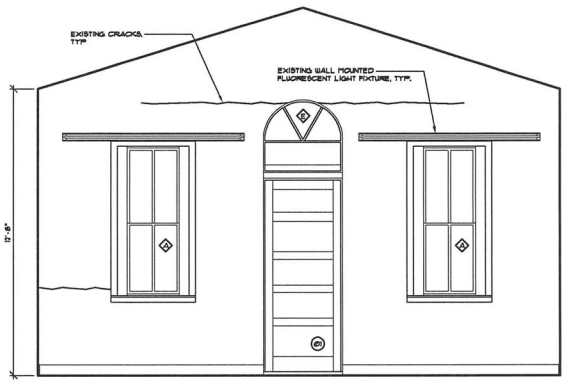
DRAWN BY:	KPG
CHECKED BY:	MDS
ISSUED:	11/16/11
REVISIONS	

SHEET TITLE:
Window Details

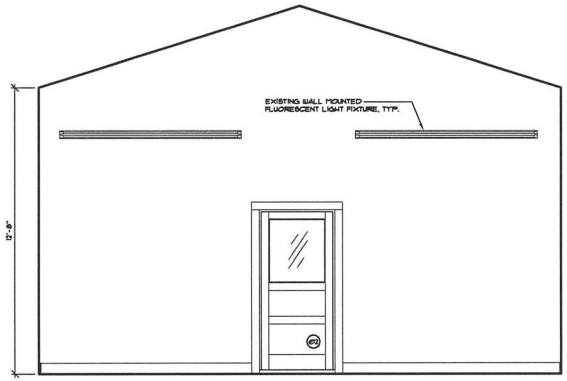
A503



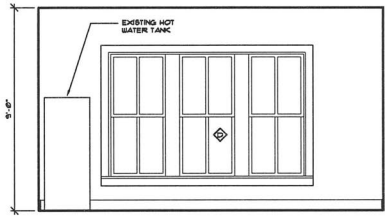
1 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"



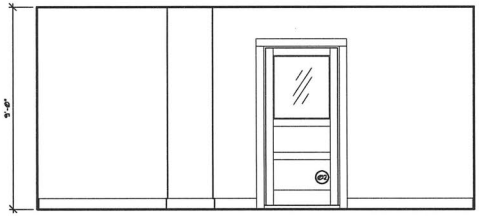
2 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"



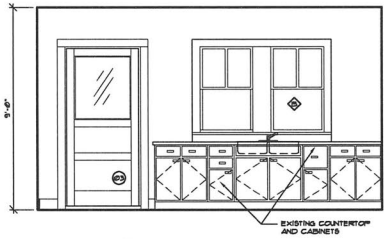
3 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"



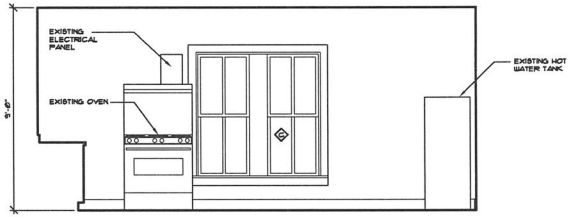
4 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"



5 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"



6 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"



7 INTERIOR ELEVATION
A601 SCALE: 3/8"=1'-0"

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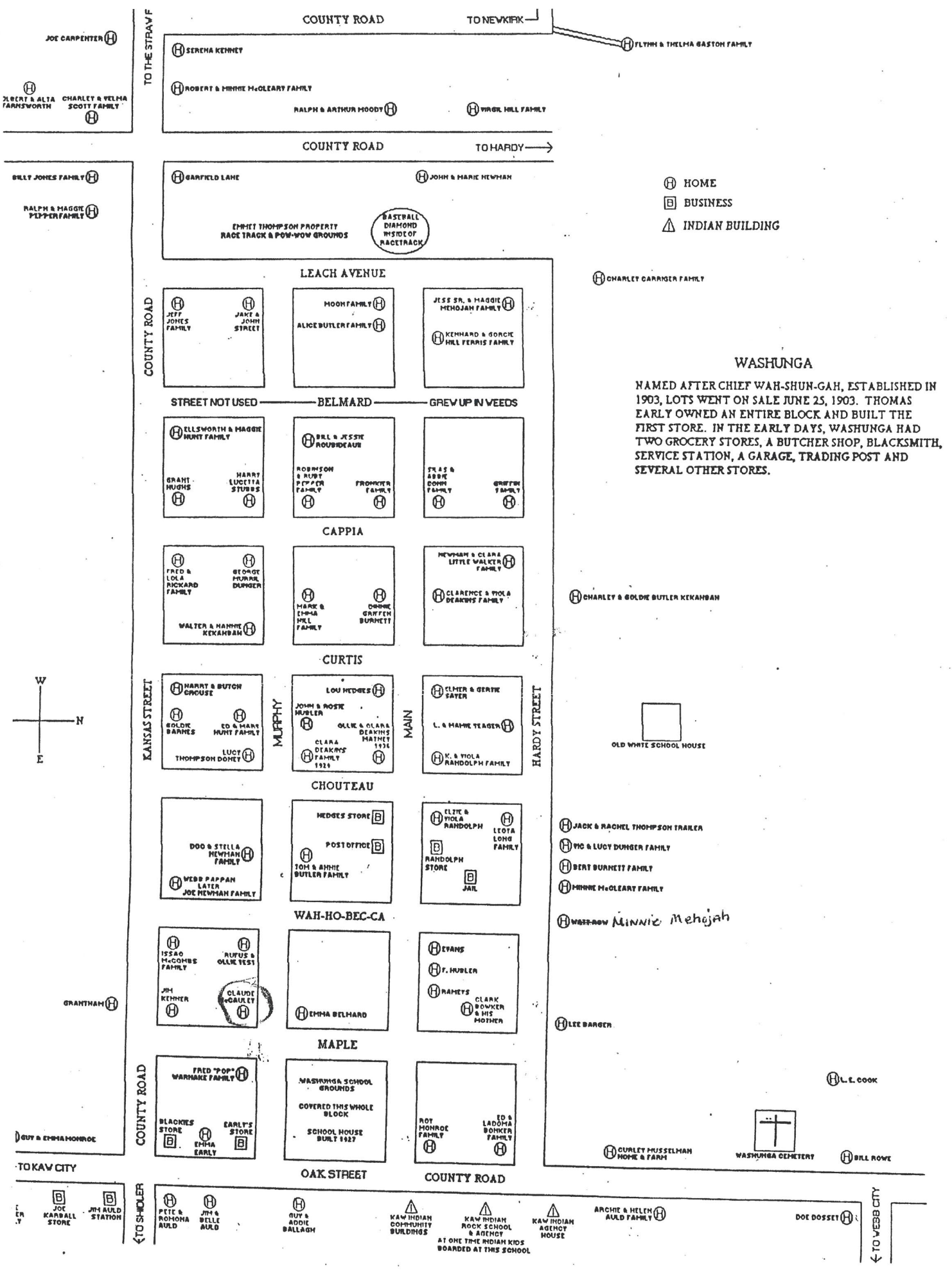
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DRAWN BY: KPG
CHECKED BY: MOS
ISSUED: 11/16/11
REVISIONS

SHEET TITLE:
Interior Elevations

A601


COUNTY ROAD
TO NEWKIRK
TO THE STRAW F
JOE CARPENTER
SERENA KENNEY
ELTHA & THELMA GASTON FAMILY
ROBERT & MINNIE McCLEARY FAMILY
RALPH & ARTHUR MOODY
VIRGIL HILL FAMILY
ALBERT & ALTA FARNSWORTH
CHARLEY & VELMA SCOTT FAMILY
COUNTY ROAD
TO HARDY
BILLY JONES FAMILY
RALPH & MAGGIE PEPPER FAMILY
GARFIELD LANE
JOHN & MARIE NEWMAN
EMMIT THOMPSON PROPERTY
RACE TRACK & POW-WOW GROUNDS
BASEBALL DIAMOND INSIDE OF RACETRACK
HOME
BUSINESS
INDIAN BUILDING
LEACH AVENUE
CHARLEY GARRIGER FAMILY
COUNTY ROAD
JEFF JONES FAMILY
JAKE & JOHN STREET
MOON FAMILY
ALICE BUTLER FAMILY
JESS SR. & MAGGIE MEHOJAH FAMILY
KENNARD & GORDIE HILL FERRIS FAMILY
WASHUNGA
NAMED AFTER CHIEF WAH-SHUN-GAH, ESTABLISHED IN 1903, LOTS WENT ON SALE JUNE 25, 1903. THOMAS EARLY OWNED AN ENTIRE BLOCK AND BUILT THE FIRST STORE. IN THE EARLY DAYS, WASHUNGA HAD TWO GROCERY STORES, A BUTCHER SHOP, BLACKSMITH, SERVICE STATION, A GARAGE, TRADING POST AND SEVERAL OTHER STORES.
STREET NOT USED
BELMARD
GREW UP IN WEEDS
ELLSWORTH & MAGGIE HUNT FAMILY
GRANT HUGHES
HARRY LUCETTA STUBBS
BILL & JESSIE ROUBIDEAUX
ROBINSON & RUBY PEPPER FAMILY
FRONKIER FAMILY
FRAS & ABBIE COMM FAMILY
GRIFFIN FAMILY
CAPPIA
CHARLEY & GOLDIE BUTLER KEKAHBAH
FRED & LOLA RICKARD FAMILY
GEORGE MURREL DUNGER
WALTER & NANNIE KEKAHBAH
MARK & EMMA HILL FAMILY
ONNIE GRIFFEN BURNETT
NEWMAN & CLARA LITTLE WALKER FAMILY
CLARENCE & VIOLA DEAKINS FAMILY
CURTIS
KANSAS STREET
MURPHY
MAIN
HARDY STREET
HARRY & BUTCH GROUSE
GOLDIE BARNES
ED & MARY HUNT FAMILY
LUCY THOMPSON DOWEY
LOU HEDGES
JOHN & ROSIE HUBLER
OLLIE & CLARA DEAKINS MATHEY 1936
CLARA DEAKINS FAMILY 1929
ELMER & GERTIE SAYER
L. & MAMIE TEAGER
K. & VIOLA RANDOLPH FAMILY
OLD WHITE SCHOOL HOUSE
CHOUTEAU
DOC & STELLA NEWMAN FAMILY
WEBB PAPPAN LATER JOE NEWMAN FAMILY
HEDGES STORE
POST OFFICE
TOM & AMMIE BUTLER FAMILY
ELZIE & VIOLA RANDOLPH
LEOTA LONG FAMILY
RANDOLPH STORE
JAIL
JACK & RACHEL THOMPSON TRAILER
VIC & LUCY DUNGER FAMILY
BERT BURNETT FAMILY
MINNIE McCLEARY FAMILY
WAH-HO-BEC-CA
WAS NOW MINNIE MEHOJAH
GRANTHAM
ISSAC McCOMBS FAMILY
RUFUS & OLLIE YEST
JIM KENNER
CLAUDE McCAULEY
EMMA BELMARD
EVANS
F. HUBLER
RAMEYS
CLARK BOWKER & HIS MOTHER
LEE BARGER
MAPLE
COUNTY ROAD
FRED "POP" WARMACK FAMILY
BLACKIES STORE
EMMA EARLY
EARL'S STORE
WASHUNGA SCHOOL GROUNDS
COVERED THIS WHOLE BLOCK
SCHOOL HOUSE BUILT 1927
ROY MONROE FAMILY
ED & LADOMA BOWKER FAMILY
L. E. COOK
GUY & EMMA MONROE
CURLEY MUSSELMAN HOME & FARM
WASHUNGA CEMETERY
BILL ROWE
TO KAW CITY
OAK STREET
COUNTY ROAD
JOE KENDALL STORE
JIM AULD STATION
TO SHIDLER
PETE & ROMONA AULD
JIM & BELLE AULD
GUY & ADDIE BALLAGH
KAW INDIAN COMMUNITY BUILDINGS
KAW INDIAN ROCK SCHOOL & AGENCY
AT ONE TIME INDIAN KIDS BOARDED AT THIS SCHOOL
KAW INDIAN AGENCY HOUSE
ARCHIE & HELEN AULD FAMILY
DOC DOSSET
TO WEBB CITY
W
N
E