(If a firm has branch offices, complete for each specific branch office seeking work.)

1. **REVISED ADSPO13-00003465*: Annual Request for Qualifications***

a.	FIRM (OR BRANCH OFFICE) NAME:	Ryden Architects, Inc.
b.	FIRM (OR BRANCH OFFICE) STREET:	902 W. McDowell Road
c.	FIRM (OR BRANCH OFFICE) CITY:	Phoenix
d.	FIRM (OR BRANCH OFFICE) STATE:	Arizona
e.	FIRM (OR BRANCH OFFICE) ZIP CODE:	85007
f.	YEAR ESTABLISHED:	1984

(g1).	OWNERSHIP - TYPE:	Corporation
(g2)	OWNERSHIP - SMALL BUSINESS STATUS:	Self-certified small business

h.	POINT OF CONTACT NAME AND TITLE:	Don Ryden, President
i.	POINT OF CONTACT TELEPHONE NUMBER:	602-253-5381
j.	POINT OF CONTACT E-MAIL ADDRESS:	thefrontdoor@rydenarchitects.com

k.	NAME OF FIRM *(If block 1a is a branch office)*:	

2. EMPLOYEES BY DISCIPLINE

a. Discipline Title	b. Function: Primary (P) or Secondary (S)	c. No. of Employees - Firm	d. No. of Employees - Branch
Architect	P	1	
CADD Technician	P	1	
Total		2	

3. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST YEAR

a. Approximate No. of Projects	b. Experience	c. Revenue Index Number *(see below)*
1	Area Master Planning	1
1	Auditoriums and Theaters	1
2	Environmental Impact Studies, Assessments or Statements	1
13	Historical Preservation	2
3	Housing (Residential, Multi-Family; Apartments; Condominiums)	1
4	Rehabilitation (Buildings; Structures; Facilities)	1
2	Sustainable Design	1
1	Community Facilities	1

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

4. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (*Complete one Section 4 for each key person.*)

a. NAME	b. ROLE IN THIS CONTRACT	c. YEARS EXPERIENCE	
Don W. Ryden, AIA	Architect / Historical Architect / Architectural Historian	1. TOTAL 40	2. WITH CURRENT FIRM 29

d. FIRM NAME AND LOCATION *(City and State)*

Ryden Architects, Inc. - 902 W. McDowell Road - Phoenix, AZ 85007

e. EDUCATION *(DEGREE AND SPECIALIZATION)*

BACHELOR OF ARCHITECTURE -- cum laude
Arizona State University – 1973

f. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*

Architect #11028 Arizona 1977
Architect #3833 Nevada 1997
NCARB Member # 66021

g. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

SHPO-certified ***Historical Architect & Architectural Historian*** – per National HP Act Section 106 - 36 CFR Part 61; ***Arizona Governor's Award for Heritage Preservation – Individual Achievement Honor Award*** recipient 1994; ***AIA Arizona Architect's Medal*** recipient 2012; Principal of ***AIA Arizona Firm of the Year*** 2008; Author of ***Midcentury Marvels: Commercial Architecture of Phoenix 1945-1975***

H. RELEVANT PROJECTS

1)

(1) TITLE AND LOCATION *(City and State)*
New design and construction observation for the **ERNEST W. McFARLAND & the American Dream MEMORIAL** *Wesley Bolin Plaza at the Arizona State Capitol; Phoenix, AZ*

(2) Year Completed: Professional Services 2013; Construction (if applicable) See description

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ■ Check if project performed with current firm

With simplicity and spirit, memorialize "Mac" as US Senator, AZ Governor, AZ Chief Justice to inspire visitors. Integrate biography exhibits with architecture. Visually align with Salute the Fallen and USS Arizona Memorials. Design is affordable, sustainable, and accessible. *Spiral of growth & door of opportunity* designs reflect Mac's life and legacy. Work w/ADOA, AHAC, Capitol Mall Comm.—*est. const. cost $414,000–Prime Project Archt, Programming, Design and Construction Documents, Construction Observation, Coordination with State Agencies in Review/Approval Process; Constr. Ends June 2014*

2)

(1) TITLE AND LOCATION *(City and State)*
Rehabilitation Feasibility Study of the 1925 **EL ZARIBAH SHRINE AUDITORIUM** as a civic forum & conference center; *Phoenix, AZ*

(2) Year Completed: Professional Services 2014 *projected*; Construction (if applicable) See description

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ■ Check if project performed with current firm

Arizona's citizens currently lack an open public forum and government agencies lack a conference center to complement the government buildings of the Capitol Mall. The vacant, state-owned Shrine Auditorium can be rehabilitated to serve the citizens and public servants of AZ. Its main use will be to host civil talk for civic action. In a public/private partnership, Ryden Architects collaborates with the Arizona Second Century Initiative, the Arizona Historical Society and the AZ DOA to develop an adaptive use design and private fundraising campaign. Managed by AHS, this "Founders Hall" will inspire visitors with state-of-the-art biographical displays of Historymakers' contributions to AZ. –*Design Archt; study = $60K; constr est. = $10M; ends 2015*

3)

(1) TITLE AND LOCATION *(City and State)*
Adobe Stabilization of the 1878 **US ARMY ADJUTANT'S OFFICE** *Fort Verde State Historic Park; Camp Verde, AZ*

(2) Year Completed: Professional Services 2013; Construction (if applicable) See description

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ■ Check if project performed with current firm

The adobe structure of the Adjutant's Office has quietly sustained decades of hidden deterioration caused by snow, rainwater, rising damp, burrowing animals and inappropriate alterations and repairs. Ryden Architects led a multi-disciplinary investigation group in identifying clues, causes, and cures for adobe deterioration within the limitations of a J.O.C. procurement method. Working closely with the AZ State Parks staff architect & SHPO, we strategized a collaborative approach to integrated preservation treatments by the J.O.C., independent subcontractors and ASP staff to finish in 2014.

4)

(1) TITLE AND LOCATION *(City and State)*
Historic Preservation Services for the 1931 **PINETOP FISH HATCHERY** *Arizona Game and Fish Department, Region 1 HQ; Pinetop, AZ*

(2) Year Completed: Professional Services 2014 *projected*; Construction (if applicable) See description

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ■ Check if project performed with current firm

In compliance with Section 106 of the National Historic Preservation Act, AGAF commissioned Ryden Architects ($8900 fee) and Jacobs Engineering, with assistance from the AGAF archaeologist, to prepare a Recommendation of National Register Eligibility for this surviving "Crown Jewel of the AZ Fish Hatcheries." Our 2014 findings will facilitate federal approvals of sensitive rehabilitation of the facility for future operations and enhancements.

5)

(1) TITLE AND LOCATION *(City and State)*
HAER Documentation for Section 106 Mitigation Treatment for the 1939 **PINE MOUNTAIN MERCURY REDUCTION WORKS**; *Tonto N. F.*

(2) Year Completed: Professional Services 2013; Construction (if applicable) 2013 (safe demolition)

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ■ Check if project performed with current firm

Due to serious environmental hazards, Tonto National Forest needed to demolish and safely dispose of the ruined Mercury Reduction Works building, a NR-eligible property. In compliance with Section 106, TNF commissioned Ryden Architects ($11,200) as leader of a multi-disciplinary team to document the building per the strict specifications of the Historic American Engineering Record of National Park Service. Ryden measured the bldg. to prepare detailed as-found conditions drawings. The historian conducted research to prepare a context of AZ mercury mining and history of this site. The photographer prepared 4x6 film images. The archaeologist verified previous studies and compile deliverables on 200-yr archival paper per specs.

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present no more than five (5) projects. Complete one Section 5 for each project.)

a. TITLE AND LOCATION *(City and State)*	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Historic Building Preservation Plan for the **ARIZONA STATE CAPITOL BUILDING;** *State Capitol Mall; Phoenix, AZ*	2010	N/A

23. PROJECT OWNER'S INFORMATION

c .PROJECT OWNER	d .DOLLAR AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
Former Phoenix Mayor John D. Driggs, now Director of the Arizona Second Century Initiative on behalf of the Arizona State Legislative Council	$42,000 fee for Historical Architect	N/A

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona, through its various departments, agencies and universities, is the responsible steward of scores of historic buildings both listed in or eligible for the National Register. As such, the State is mandated by its own statutes stemming from Sections 106 and 110 of the National Historic Preservation Act of 1966 and the National Antiquities Act of 1906 to consult with the State Historic Preservation Office and National Park Service when engaging in undertakings that may adversely affect historic properties. This Section 106 consultation process is especially important in federally funded projects.

Within the context of heritage conservation management and historic preservation, The specialized professional services that Ryden Architects provides are directly applicable to the State-owned or State-affected historic properties. Ryden Architects' studies and designs all comply with the standards of the National Park Service (e.g, The Secretary of the Interior's Standards for Rehabilitation, NPS Bulletins, NPS Preservation Briefs) as interpreted by the State Historic Preservation Office. Our services contributing to the Historic Building Preservation Plan for the Arizona State Capitol are of the highest caliber for the "crown jewel of State landmark buildings." This work and the processes for review, concurrence and approval of proposed preservation work is applicable to all State-owned historic properties.

Description:

In 2005, planning and work began on the Arizona Statehood Centennial Celebration, which brought attention to the condition of the Capitol Building and its surrounding complex. Several professional academic studies and design charettes have taken place to bring to light the context and opportunities for the State Capitol in the next century. The restoration of the State Capitol has been recognized by the Arizona Historical Advisory Commission and Arizona Centennial Commission as a Legacy Project.

In 2010 a privately funded feasibility study was commissioned to Ryden Architects and MRT Design. The results have been summarized, presented, and approved by the Legislative Council in June of 2012. The plan focuses on three fundamental concepts:
1) to connect the historic Capitol Building to the House, Sentate, and Executive buildings via an elevated walkway for safety and security;
2) to repurpose 60,000 square feet of the Capitol Building for the reintroduction of Legislative uses while enhanceing the existing Capitol Museum; and
3) to create a collaborative and sustainable privately-funded program for design and construction costs.

In addition to evaluating and master planning the restoration of the historic Capitol and Legislative Office buildings, much of our energy as planners and architects was invested in establishing public/private partnerships, programming agency needs for adaptive use of the buildings, and preparing presentations to a spectrum of stakeholders and State agencies (e.g., Legislative Council, ADOA, ASLAPR, SHPO). Our multidisciplinary project team consisted of MRT Design LLC (prime architect) and Ryden Architects, Inc. (historical architect) with structural, HVAC and electrical engineers and interior designer.

The Arizona Centennial Commission has been restructured and renamed to the Arizona Second Century Initiative (AZ2C). It spearheaded this Master Plan for the State Capitol and looks beyond at the other Arizona Legacy Projects. This is an ambitious outlook for Arizona's future and how we may unite educators, politicians, and private interests with common goals to rehabilitate several heritage places. Ryden Architects will play an important role with AZ2C as a design architect, urban planner and historic preservation consultant for the restoration of the State Capitol and the rehabilitation of associated historic and cultural buildings.

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present no more than five (5) projects. Complete one Section 5 for each project.)

a. TITLE AND LOCATION *(City and State)*	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Rehabilitation of 3-story clothing store and administration of grants and tax credits for 1947 **HANNYS as a restaurant & offices;** *Downtown Phoenix, AZ*	2008	2008

23. PROJECT OWNER'S INFORMATION

c .PROJECT OWNER	d .DOLLAR AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
Mr. Karl Kopp	$180,000 fee for historical architect	N/A

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona owns dozens of large, midcentury Modern buildings constructed of concrete, steel and glass that have been remodeled countless times and are served by outdated HVAC systems. Often these older buildings require exterior enhancement, interior remodeling, ADA and energy upgrades, tenant improvements and rehabilitation for adaptive uses. It may be a surprise to some State agencies that their architecturally significant midcentury Modern buildings dating from 1945 through 1975 may be eligible for listing in the National Register of Historic Places. By mandate of Section 106 of the National Historic Preservation Act, any of these changes to such buildings must be evaluated through consultation with the State Historic Preservation Office to avoid, minimize or mitigate adverse effects to the historic character of the properties.

This same SHPO consultation process is also necessary for privately owned National Register-listed or –eligible properties where federal funding is involved (e.g., preservation or CDBG grants, investment tax credits). Such was the case with the rehabilitation of the Hanny's clothing store adapted for use as a restaurant, bar and business offices. The preservation of midcentury Modern structures, systems, materials and fine finishes at Hanny's is similar in complexity to the challenges that will be encountered in State buildings.

Description:

The 1947 Hanny's store is significant for its Modernist stylistic treatment and for the use of architectural design as merchandising technique. Its opening was a milestone in the evolution of commercial architecture in Phoenix. Hanny's sparked the transformation of commercial architecture in Phoenix.

This exemplary historic preservation project has helped strengthen the economy, environment, and culture of Downtown Phoenix by sensitively rehabilitating one of the community's most significant post-World War II commercial buildings. The successful project was enabled by a public/private partnership that allowed the leveraging of grant funding and tax credits against private investment capital. Transforming from clothing store to restaurant/office, this is an ideal adaptive use not only for the historic building but also for the newly re-invented Downtown. The restaurant complements the nearby community amenities of culture, sports, and education.

The rehabilitated Hanny's building utilizes the most progressive, energy-saving method of cooling available in Downtown Phoenix – the Northwind Phoenix District Cooling System. This innovative district cooling project contributes to the sustainability of Downtown Phoenix buildings and environment.

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present no more than five (5) projects. Complete one Section 5 for each project.)*		
a. TITLE AND LOCATION *(City and State)*	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Historic Building Assessment, NR Nomination and Cyclical Maintenance Manual for 1936 **PAPAGO PARK NATIONAL GUARD ARSENAL**; Phoenix, AZ	2009	N/A

23. PROJECT OWNER'S INFORMATION		
c .PROJECT OWNER	d .DOLLAR AMOUNT OF PROJECT	E. TOTAL COST OF PROJECT
Arizona Army National Guard	$38,900 fee for Historical Architect	unknown

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State owns many buildings constructed of archaic materials and methods (e.g., adobe and timbers, logs, stone) that need special care, regular inspection and cyclical maintenance. For that matter, all State buildings of any era and construction type deserve regular inspection and cyclical maintenance in order to keep them running smoothly, efficiently and comfortably for employees and customers. Those employees charged with the daily maintenance and periodic repairs of State properties should clearly understand the proper methods for the care of materials, fixtures, weatherproofing, structural members and building systems.

The same technical understanding and aesthetic sensitivity that Ryden Architects, Inc. uses in preparing historic building condition assessments, preservation plans, adobe masonry stabilization specifications, and cyclical maintenance manuals is applicable to any of the properties owned or operated by the State of Arizona. The historic preservation review process conducted with the SHPO through Arizona Army National Guard is similar to that required for other State-owned historic buildings. Our preservation staff worked closely with the ARNG building inspectors to adapt their standard, successful maintenance plan to fit with the special needs of archaic adobe construction systems of the historic Arsenal.

Description:

At the request of the Arizona Army National Guard and in collaboration with URS Corporation, Ryden Architects, Inc. prepared a historic building preservation plan (HBPP) to guide the long-term development of the National Register-eligible Arsenal Building. This document included a historic structure report, a building feature assessment, a development chronology, preservation and rehabilitation recommendations, adaptive use concept design, and a cyclical maintenance program. Upon completion of the HBPP, the National Guard launched an emergency stabilization project to replace the failed roof structure and weatherproofing on the adobe walls. The Arizona SHPO found the HBPP recommendations and subsequent construction in compliance with The Secretary of the Interior's Standards for Rehabilitation and the NPS Preservation Briefs (esp. No. 5: Adobe). Upon completion of the HBPP, Ryden Architects prepared a Cyclical Maintenance Program that integrated with the National Guard's facilities inspection program already in effect statewide. Ryden Architects then collaborated with URS to prepare and submit a National Register nomination that was accepted by the Keeper. The WPA constructed the fort-like Arsenal in 1937. It is one of the largest Anglo-American adobe buildings in Arizona.

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present no more than five (5) projects. Complete one Section 5 for each project.)*		
a. TITLE AND LOCATION *(City and State)*	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Section 106 Historic Preservation Consultation, Services & Designs for **THE TUCSON MODERN STREETCAR PROJECT**; *City of Tucson HP Office*	See description	See description

23. PROJECT OWNER'S INFORMATION		
c .PROJECT OWNER	d .DOLLAR AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
City of Tucson	$151,000 fee for Prime/Historical Architect	N/A

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona has need of long-term, many-faceted services for complex projects of construction and rehabilitation especially in the realm of phased development of historic or recreational sites. Ryden Architects has maintained a long-term relationship with the City of Tucson in the planning, HP consultation, development and execution of the Tucson Modern Streetcar Project.

Description:

This multi-faceted historic preservation project began as a Section 106 consultation for assuring No Adverse Effect by the Streetcar Project passing through numerous historic districts of Tucson beginning at the Santa Cruz River and ending at the University Medical Center. As lead preservation architect ($156K fee), we are currently working on the Historic Resource Survey and National Register Nomination of the Downtown Tucson Historic District and on the history exhibit panels for the streetcar stops. In 2014, we will finish these tasks plus the Preservation Design Guidelines for rehab of streetscapes and commercial buildings of Downtown. Our work is the basis for heritage-sensitive economic redevelopment along the streetcar line.

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present no more than five (5) projects. Complete one Section 5 for each project.)*		
a. TITLE AND LOCATION *(City and State)* Adobe Stabilization and Exterior Preservation of the 1916 **James "Rawhide Jimmy" Douglas Mansion**; *Jerome State Historic Park, AZ*	b. YEAR COMPLETED PROFESSIONAL SERVICES 2010	CONSTRUCTION *(If applicable)* 2010

23. PROJECT OWNER'S INFORMATION		
c .PROJECT OWNER	d .DOLLAR AMOUNT OF PROJECT	e. TOTAL COST OF PROJECT
Arizona State Parks	$89,000	N/A

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

Relevance:

The State of Arizona has several methods for procuring design services and construction work; some methods are traditional (e.g., design-bid-build and design-build) and some are new (e.g., PIPS, JOC-Job Order Contract and Best Value/Risk-Avoided). Ryden Architects, Inc. has successfully competed and completed projects using all of these procurement and project administration methods for historic preservation and new construction. This ASP project to stabilize the deteriorated adobe at the Douglas Mansion not only used a Design-Build procurement method but also a Best Value/Risk-Avoided construction scoping method.

Description:

To find a more appropriate approach historic preservation projects, Arizona State Parks used the innovative private sector "Design-Build" method. Ryden Architects, Inc. (with Slaysman Engineering, Inc.) and John H. Wright & Co., Inc. (with masonry subcontractor Adobe Technology, Inc.) collaborated on an interdisciplinary methodology that perfectly addressed the unique preservation issues. This approach allowed delivery of a best-value/risk-avoided project in a shorter period using a single bid and award process. The Design-Build Team was given a budget of $700,000 with which to investigate, evaluate, design and construct at least five major stabilization work items – adobe walls, stucco, brick parapets, roof framing repair, roofing and drainage improvement.

A balanced work plan, based on solid preservation principles and inter-disciplinary collaboration, promoted creative responses to changing aspects of discovery, design and construction. Following field investigations, the Design-Build Team established stabilization recommendations, preservation priorities, rehabilitation options and treatments complying with *The Secretary of the Interior's Standards*. We recorded evaluations in a Historic Building Preservation Plan for approval by the Owner and SHPO. Using a Preservation Priority Matrix, we identified the order and phasing of preservation work. We then conducted a code check using IBC and IEBC to resolve conflicts with *The Standards*. At each step of design and build, we modified the cost budget to integrate with the phased work plan and contingency fund to stay on target.

Design and construction work was always kept in balance – one continually informed the other through well-documented communications. Priority was given to problems of life safety, building safety, deterioration causes, short-term and long-term building preservation, adaptive use and ADA rehabilitation. Finally, project data was collated into user-friendly documents as as-builts, record of decisions, HBPP for guidelines in future rehabilitation work, public education and grant applications.

6. ADDITIONAL INFORMATION

a. PROVIDE ANY ADDITIONAL INFORMATION YOU FEEL MAY BE NECESSARY TO DESCRIBE YOUR FIRMS QUALIFICATIONS. *(ATTACH ADDITIONAL SHEETS AS NEEDED.)*

Please see the attached: Ryden Architects, Inc. Brochure.

7. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

a.	Percentage of Total Work Attributable to State, Federal and Municipal Government Work:	70
b.	Percentage of Total Work Attributable to Non-Government Work:	30

8. AUTHORIZED REPRESENTATIVE. The foregoing is a statement of facts.

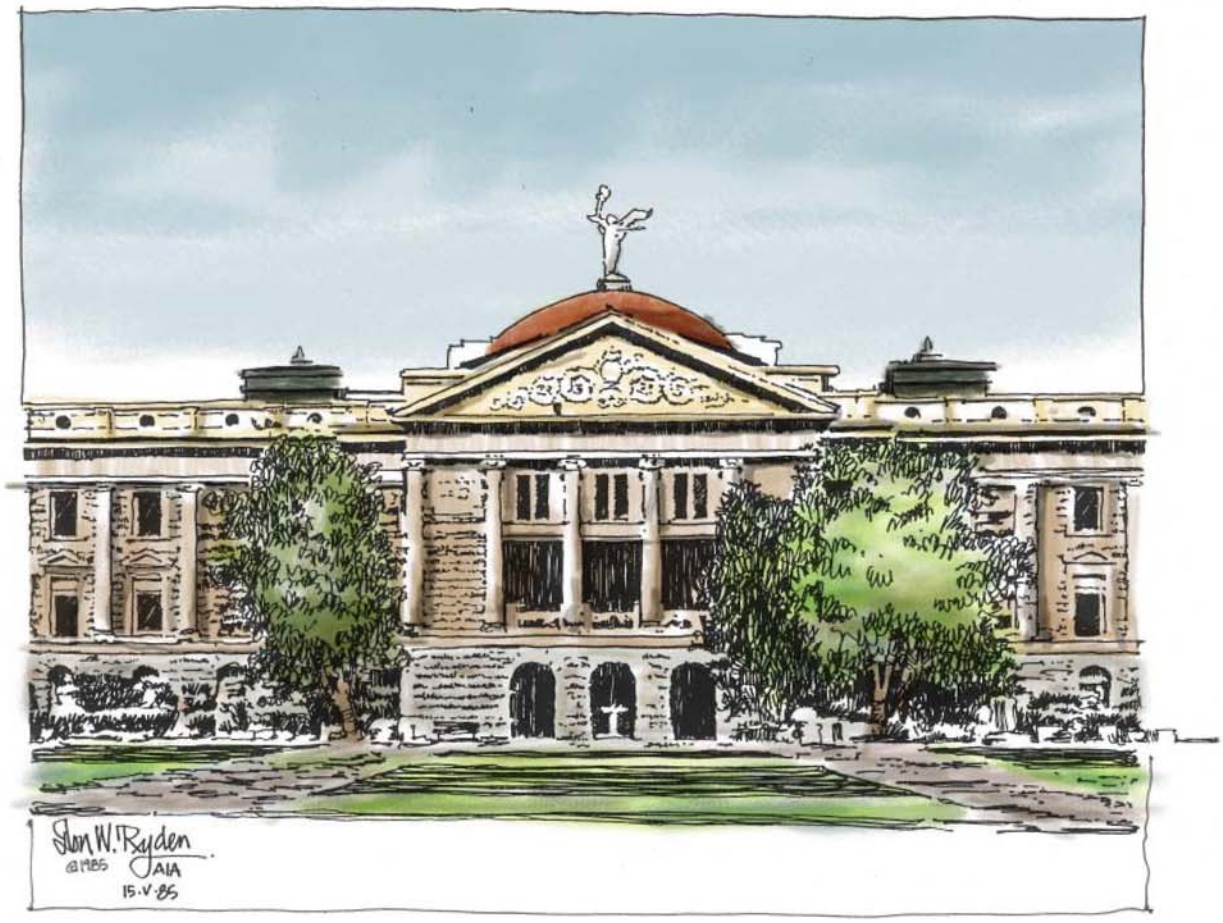
Signature: DON W. RYDEN, AA Date: 12 DEC 2013

Name: DON W. RYDEN, AA Title: PRESIDENT

A Professional Portrait and Portfolio

RYDEN ARCHITECTS INC.

ARCHITECTURE PLANNING HISTORICAL PRESERVATION



Principal:
Don W. Ryden, AIA

902 W. McDowell Rd.
Phoenix, AZ 85007

602.253.5381 p
602.253.5389 f

thefrontdoor@rydenarchtitects.com

RYDEN ARCHITECTS

FIRM HISTORY

1984 ~ PRESENT

The Greystones
Ryden Architects HQ - 1990 to 1998

Phoenix Union Highschool
Ryden Architects HQ - 1984 to 1989

TOP: 902 W. McDowell Rd.
Ryden Architects HQ - 1998 to Present

Since being founded in Phoenix in 1984, Ryden Architects, Inc. has successfully provided our clients, colleagues and communities of the Southwest with a unique blend of professional services in architecture, planning and historic preservation. Ryden Architects' professional portfolio demonstrates our interest in a broad range of project and building types. Our firm works at many different scales, spanning from buildings to urban centers, creating designs and master plans for new and existing properties.

Ryden Architects was launched with a commission to rehabilitate the 1911 Phoenix Union High School campus as the City Court and County offices. It led to a continuous string of related commissions on the campus that lasted until 2005. Arizona State Parks was another initial client whom we serve to this day in recreational and cultural resource management. We have taken the cause of historic preservation and economic development to Arizona's rural communities by serving the Arizona Main Street Program and the State Historic Preservation Office.

By strategically limiting our firm size and developing a reputation as skilled preservationists, Ryden Architects has been blessed with the ability to select projects that are personally gratifying and professionally rewarding. We augment our own small staff as needed for specific projects by rallying a multi-disciplinary team of trusted consulting engineers, historians and archaeologists. We have developed this method of collaboration to suit our specialized interest in historic preservation. Our size and mode of operation allows our principal architect to be personally involved with the client in every project from beginning to end.
Ryden Architects has developed a unique design process that combines traditional and modern tools for documentation, design and presentation. As demonstrated by this portfolio the integration of sketch pad with the computer allows us the free-flowing creativity of artistry to integrate with the knife-blade accuracy of technology. It is a methodology well-suited to a firm paradoxically "on the cutting edge of low technology."

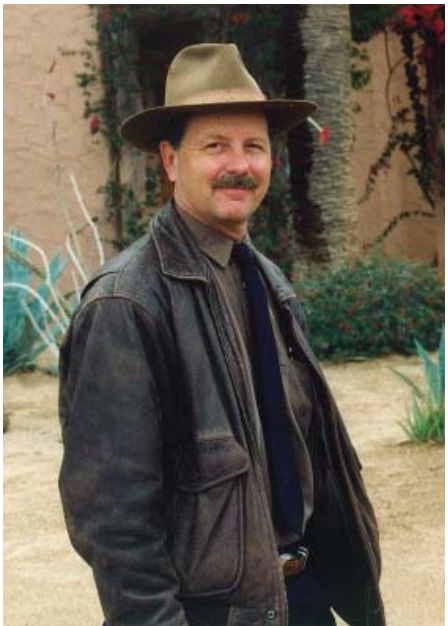
By following the unassuming role of a preservationist, Ryden Architects has shifted the paradigm of traditional architectural practice and transcended the usual local boundaries of an architect's role. Ryden Architects has undoubtedly had more influence on the government, community, profession and Institute through our role as the collaborative historic preservationist and advocate than as a mainstream architect designing individual new buildings. This is the one course we set and have faithfully followed for over 25 years.

Through those years Ryden Architects has proudly fostered several young architects and planners who have now set out on to pursue their own visions, including Bob Graham, Debbie Parmiter, Lonnie Dickson and Jorge Colon.

BIOGRAPHY

Don W. Ryden, AIA

Born and raised in Phoenix and educated at Arizona State University's College of Architecture (1973), Don Ryden has watched and wondered at the direction of the tremendous post-WWII growth of the Southwest. Having a life-long appreciation for the local heritage, indigenous building methods and environmental design strategies of the past, Don continues striving to make a difference today in the way people approach building design and urban development for the future. The significant influence of his respected mentors and employers, including George W. Christensen, FAIA, Calvin Straub, FAIA, and Gerald A. Doyle, FAIA, is reflected in Don's approach to distinctive design, consultant collaboration, and client relations.



Don Ryden is a well-rounded professional who tirelessly pursues the practice of architecture with a sincere concern for the environment, respect for the cultural context, and adherence to the timeless doctrines of harmonious design. He relishes his role as architect, planner and advocate of historic preservation. Don advantageously uses his gift of sketching as one of his best tools in the design process and communications.

Don has been a member of the American Institute of Architects (Central Arizona Chapter) since 1977 and served as the State Historic Preservation coordinator for the AIA AZ from 1988 through 1994. He has been a member of the Arizona Historic Advisory Commission from 1996 to the present. Continuously serving on or chairing the State Historic Sites Review Committee from 1988 to the present, Don advises the State Historic Preservation Officer. In 1994 Don Ryden was honored with the Governor's Merit Award for Historic Preservation for his individual contributions to "the Cause."

J. Erik Ryden, BS - Planning

An Arizona State University graduate in urban planning, Erik employs his remarkable skills in computer graphics and rendering to illustrate the firm's design concepts. His experience in urban design serves well the large-scale planning projects of Ryden Architects.

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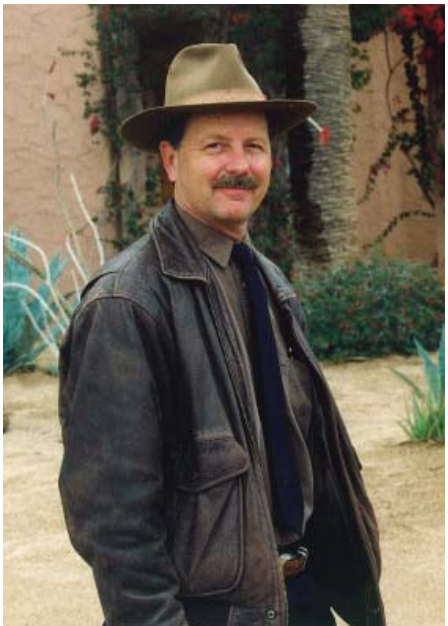

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CONTRIBUTIONS

For over a quarter century Ryden Architects has consistently advocated a design philosophy that "celebrates the past and designs the future."
As a firm known for its accomplishments in historic preservation, Ryden Architects transcends the commonly perceived limits of building restoration to a far-reaching practice that touches all aspects and scales of heritage conservation.

We see our portfolio of professional work as progressive architecture and planning that expresses contemporary life in the context of the past for future generations.
Ryden Architects' work is not so much about historic preservation as it is about "change management." Not every old building deserves to be saved. Important buildings from the past should not be preserved in a jar like an old pickle. But rather, they should be adapted for appropriate new uses that retain the architectural integrity which conveys their historic significance. We combine heritage conservation with modern construction to create a lively sense of place inspired by timeless principles of design.

The staff of Ryden Architects approaches the design process using a powerful combination of traditional and modern "tools of the trade" – the sketch pad of an insightful artist and the computer of a savvy technician. As a small firm specializing in heritage conservation, Ryden Architects often guides or collaborates with other professional firms to create innovative projects that blend and contrast simultaneously the old with the new.

We strive to design in a manner which complements, yet defers, to the contextual environment in which we work. If at first glance you don't notice that we were there, then we have done our job well. Our work is evolutionary, not revolutionary; not a novelty for the sake of being unusual. Yet our work is not dull, mundane or lifeless, for it embodies the timeless principles of life-form proportions and the playfulness of underlying pattern language. Our designs in architecture and planning create a sense of place that is alive, spirited, harmonious, and real.

By the very nature of our work, the now-fashionable concept of sustainability has always been inherent and intuitive in our approach to design. Ryden Architects advocates historic preservation as the original and ultimate approach to sustainable architecture. Moreover, our new buildings are designed with the environment using lessons learned from our extensive studies of indigenous and vernacular architecture. By following our architectural bliss, we now find ourselves happily involved in the broader cultural issues of environmental justice as well as in building sustainability.

"These old buildings do not belong to us only,
they belong to our forefathers
and they belong to our descendants
unless we play them false.
They are not in any sense our own property
to do as we like with them.
We are only trustees for those
that come after us."

William Morris
Oxford, England 1876

We Explore...

...and evaluate architecture, construction, community planning and development in the context of history. Thorough investigation and documentation is the foundation of our work for cultural resource management. Our meticulous research reports and detailed as-found conditions drawings are often cited in scholarly works and used by design professionals in subsequent projects.

We Enlighten...

...regulatory agencies, universities, design professionals and the public about all aspects of heritage conservation. One of our most important contributions in promoting the cause of architecture and historic preservation is our ceaseless work toward public awareness and education. We work for environmental justice for cultural groups and ethnic communities whose properties and lifeways are affected by public works projects.

We Envision...

...architectural designs, master plans and design guidelines that affect not only individual buildings but also community development. Our work in architecture and planning spans a broad range of scale and scope, urban and rural, historic and new. Because our designs complement the architectural integrity of existing streetscapes or rural settings, we strengthen the authentic sense of place in communities where we work.

We improve the quality and sustainability of our new building projects by applying the design process and conservation standards we follow for historic preservation projects.

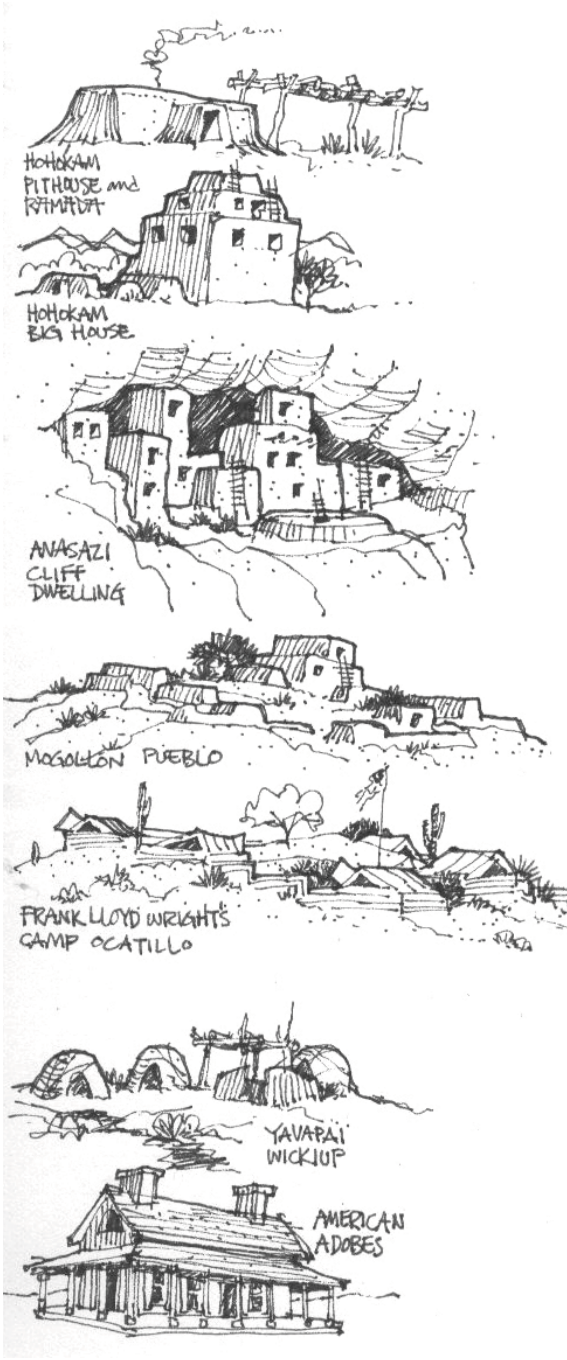
We Enhance...

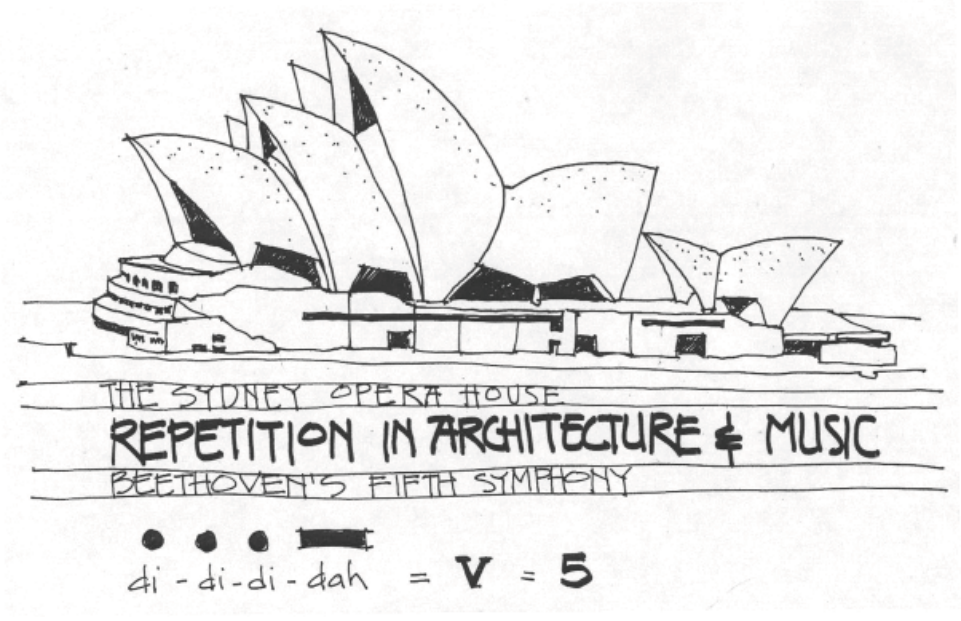
...existing buildings with new designs that respect the work of the creator architect. Because our preservation designs comply with The Secretary of the Interior's Standards, we assure the Institute, our professional colleagues, and the community that the significant work of past design professionals is conserved, recognized and up-lifted.

We Enable...

...our architectural colleagues and governmental agencies to incorporate contextual sensitivity into their work on or about historic buildings.

We demystify the historic preservation compliance process for other design professionals by guiding their design approach and by mediating with regulatory agencies. We assist in resolving conflicts between building codes and preservation standards.





EXPLORE

and Evaluate Architecture, Constructi on, Community Planning and Development in the Context of History

CORRAL HOUSE AT THE YUMA QUARTERMASTER DEPOT

YUMA, AZ ~ 1994 ~ HISTORIC AMERICAN SURVEY DOCUMENTATION

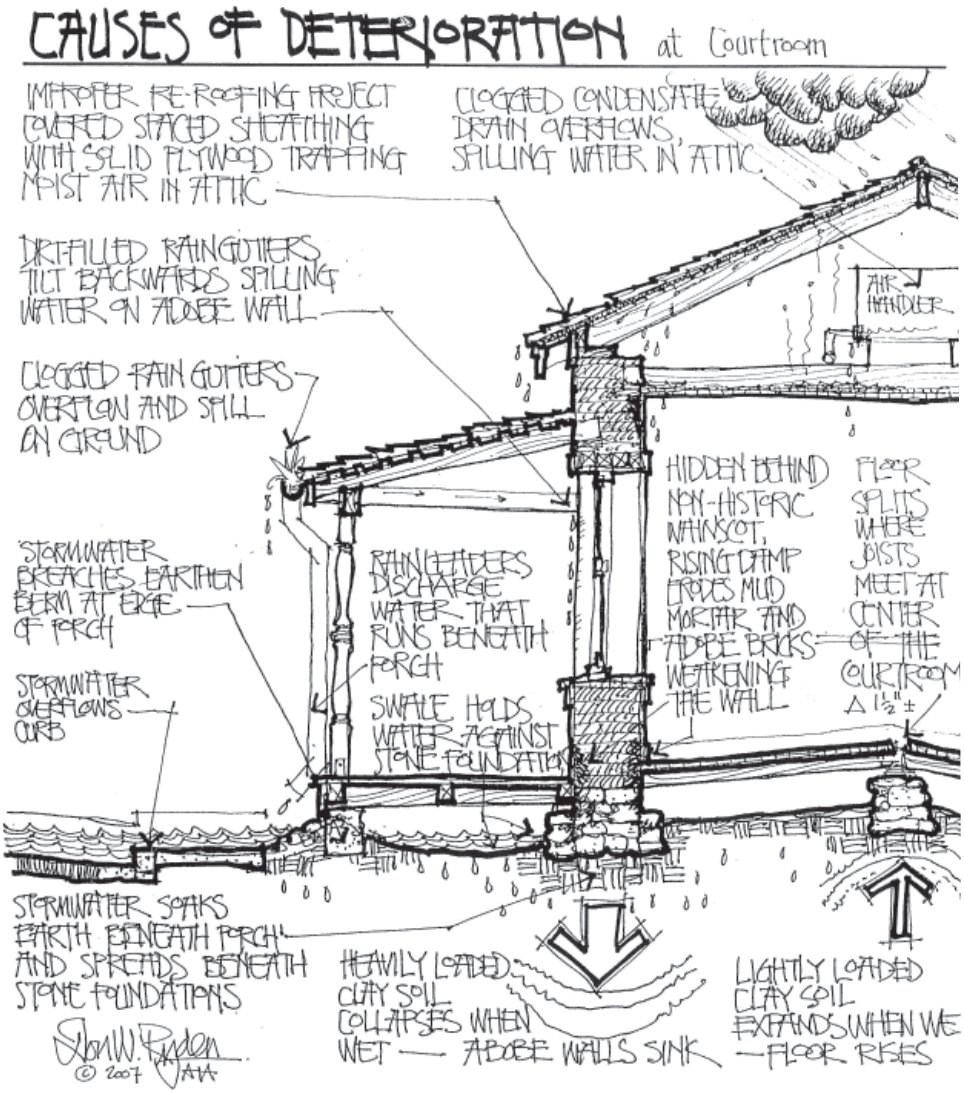
The 1867 adobe Corral House is one of six remaining structures of the Yuma Quartermaster Depot which was established by the U.S. Army in 1864 to supply the troops and forts of the Southwest. Our stabilization work of the water-damaged adobe began with comprehensive analysis of the building's remaining fabric to determine sources of deterioration. We recommended proper preservation methods and presented a composite restoration option to resolve the problem of simultaneously interpreting two unrelated eras of development (1867 Army and 1928 US Reclamation Service) without losing building fabric from either era.

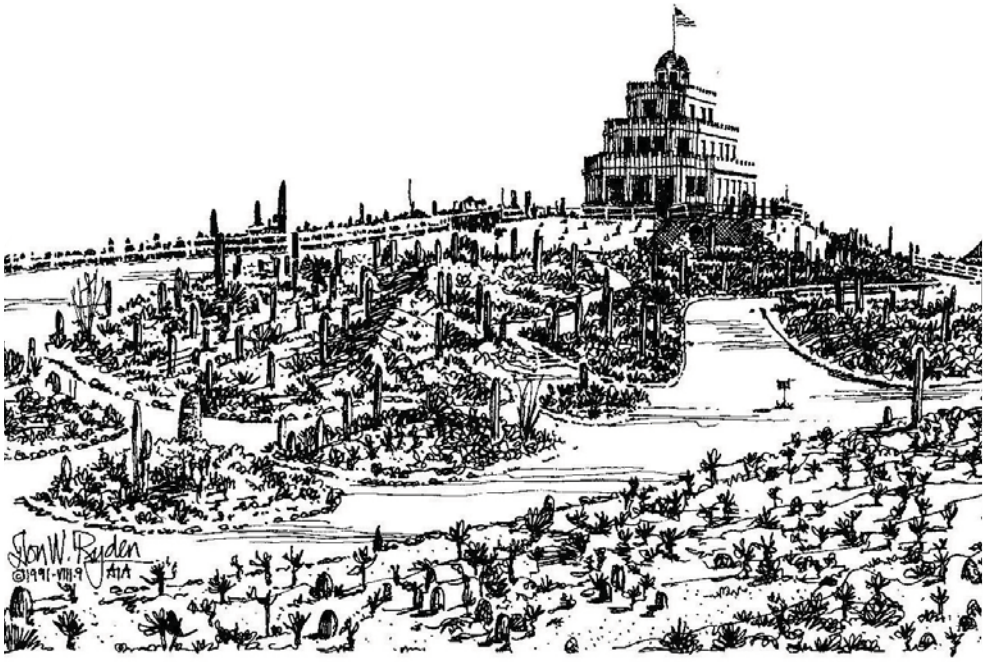
McFARLAND STATE HISTORIC PARK

Florence, Az ~ 2004 ~ Adobe Stabilization

Although the adobe courthouse had stood since 1878 with very little structural problems, the rainstorm floods of 2001 created extensive damage by causing foundation movement that cracked 18-inch-thick adobe walls from bottom to top. The wood floor of the courtroom heaved and split open. The plastered adobe walls began to bulge along the porch floors. Arizona State Parks called upon Ryden Architects to evaluate and stabilize the adobe walls and other associated problems. We rallied our trusted team of structural, soils and civil engineers, land surveyor, and adobe conservator/contractor to assist us in investigating and evaluating the interrelated causes of the damage. It was determined that the clay soils beneath the building have the unusual characteristic when wetted to collapse under heavy loading but to expand under light loading. This phenomenon caused the major wall cracks and floor split.

We solved the problem by devising a strategy of preventing water from reaching the building by installing a system of concrete barrier walls concealed beneath the wood porches and a system of French drains and swales to remove quickly any water that might collect under the porches against the adobe walls.

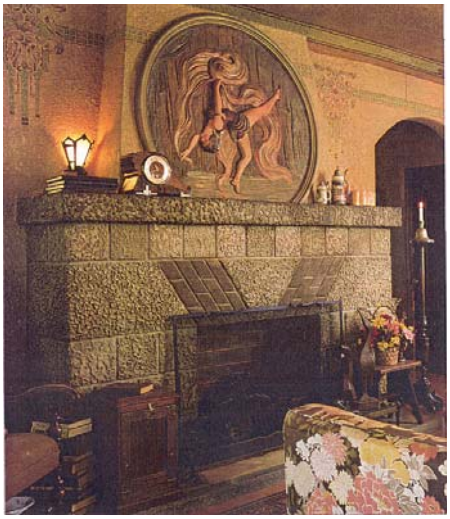


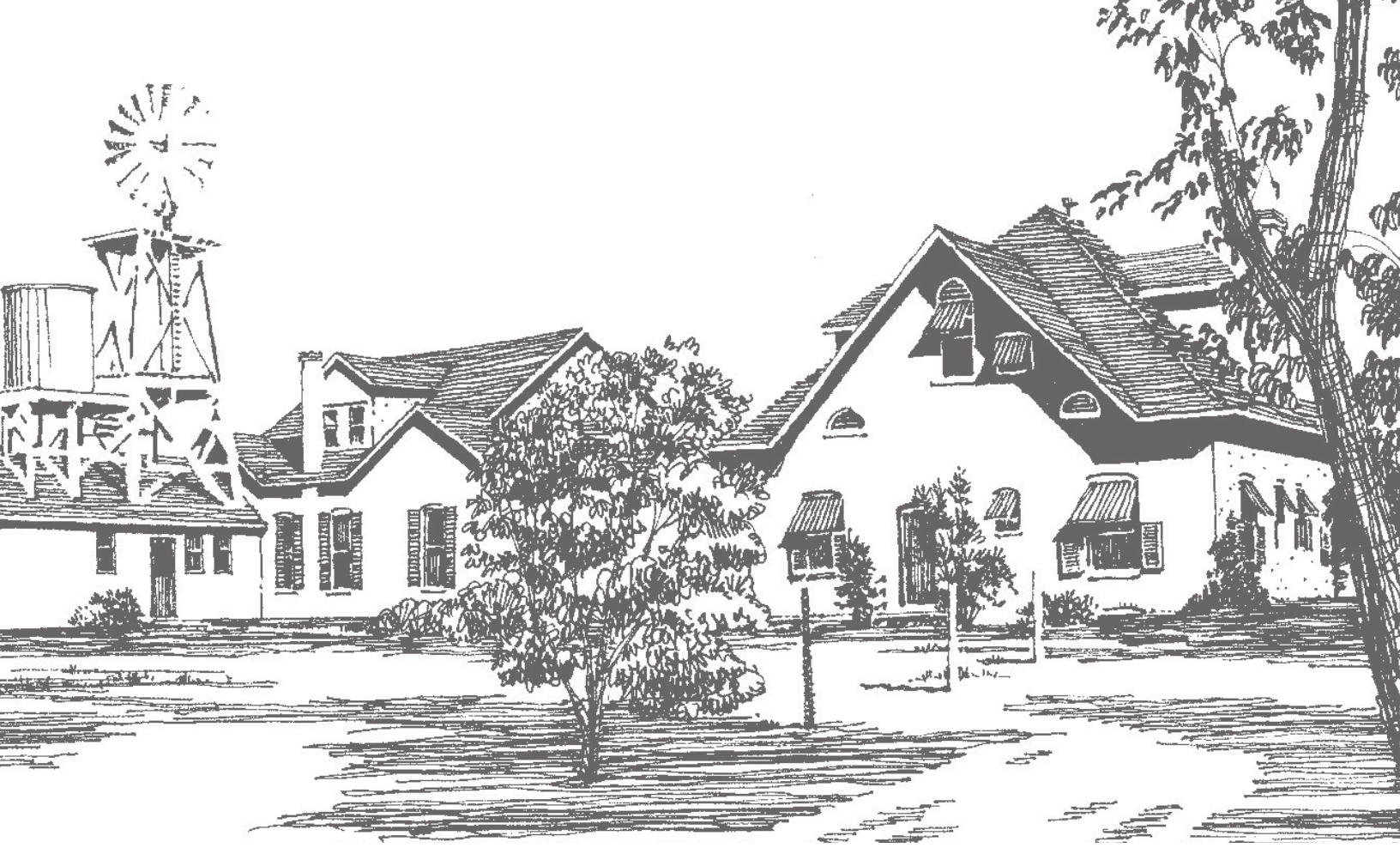


TOVREA CASTLE & CARRARRO CACTUS GARDENS

PHOENIX, AZ - 1991 - HISTORIC BUILDING ANALYSIS, DESIGN GUIDELINES & NATIONAL REGISTER NOMINATION

As a part of the negotiations Ryden Architects was retained by the City of Phoenix to provide design guidelines and development master plan for the Castle's 36-acre desert property which permits an appropriate level of development while preventing damage to the character of the site. Important considerations include view corridors, compatible materials and massing, specific locations of permitted facilities, and required access ways. The study related the physical features of the site and buildings to the history.



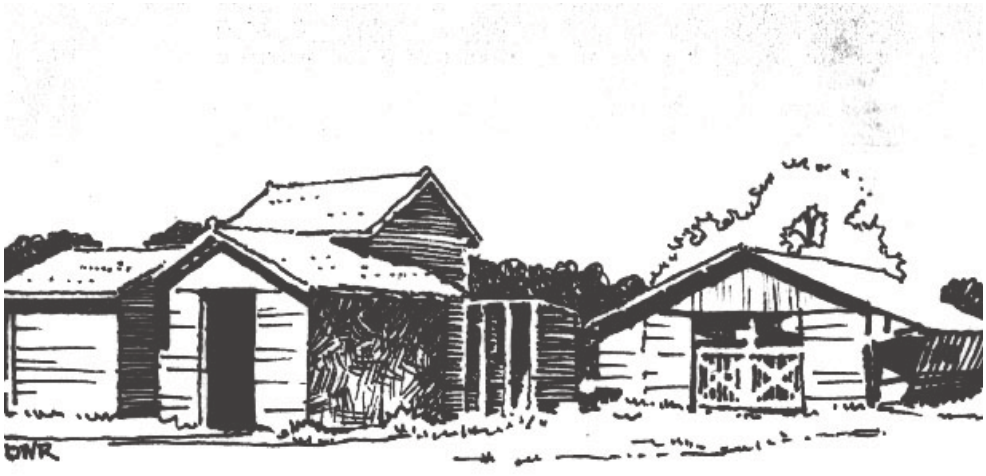


SAHUARO RANCH

GLENDALE, AZ ~ 1995 ~ RESTORATION & HISTORIC AMERICAN SURVEY DOCUMENTATION

Sixteen historic barnyard buildings and structures of this turn-of-the-twentieth-century ranch were evaluated and restored in light of The Secretary of the Interior's Standards for Rehabilitation for their adaptive use as a part of this municipal recreational & historical park.

The preservation plan identified various development considerations including environmental constraints, appropriateness of adaptive uses, resource interpretation, visitor requirements, traffic patterns, utilities, existing landscaping, maintenance and security.



ENLIGHTEN

Regulatory Agencies, Universities, Design Professionals and the Public about Heritage Conservation

LA POSADA HOTEL & ATSF PASSENGER DEPOT

Winslow, Az ~ 1991~

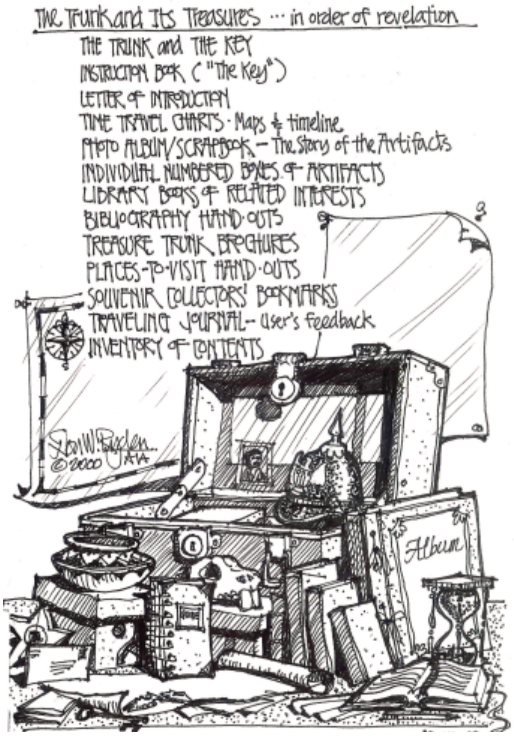
Preliminary Historic Building Assessment

The City of Winslow desired to acquire the 1930 La Posada Hotel and Depot from the ATSF Railroad for the purpose of creating a community center, museum, visitor center and city offices. The railroad had owned this remarkable property since they built it in cooperation with the Fred Harvey Company and Mary E. J. Colter, architect of many significant buildings throughout the Southwest and at Grand Canyon National Park. Ryden Architects conducted a due-diligence evaluation of the building and grounds, with a goal of identifying any deficiencies or hidden problems the City may have to address should they acquire the property. We also prepared a preliminary feasibility study for various adaptive-use strategies.

F. Q. STORY NEIGHBORHOOD

Phoenix, Az ~ 1989 ~ Historic Resource Survey & Walking Tour

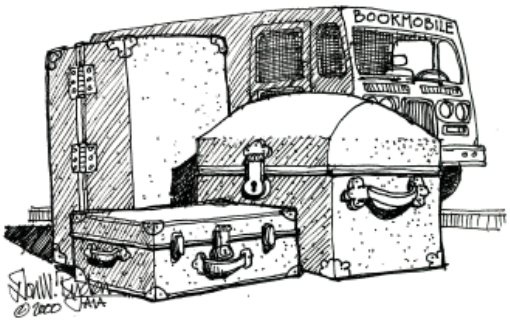
The F.Q. Story Historic District is a sampler of early-twentieth-century house styles including the Bungalow Style, Period Revival Styles and the Early Ranch Style. Its palm-lined streetscape present a charming setting for the architectural gems that were once the homes of prominent citizens of Phoenix. Ryden Architects trained and coordinated neighborhood volunteers to conduct the field survey and archival research needed for us to evaluate the significance and integrity of the homes and streetscapes. The survey data was directly applicable to our preparation of the National Register nomination that still serves as the basis for on-going preservation projects within the district.



- TRUNK OF TREASURES - MARICOPA COUNTY LIBRARIES

PHOENIX, AZ ~ 2000 ~ COLLABORATIVE CULTURAL OUTREACH PROJECT

Twelve communities are served by the county library system. Many of them also have a historical society. Fountain Hills wished to initiate and implement this collaborative library/historical society program. Based upon the history and culture of the community, each historical society gathers artifacts representing events, persons, building, and archaeology of the area. The public library provides books, maps, and photos which expand upon the historic themes. Placed in an antique trunk, the artifacts, documents and books are circulated by the Maricopa County Librrary to its 12 local libraries on its book-mobile. The Trunk of Treasures can be checked out by schools, youth groups, and service orginizations.



MODERN PHOENIX COMMERCIAL ARCHITECTURE

PHOENIX, AZ ~ 2007 ~ BOOK COMMISSION

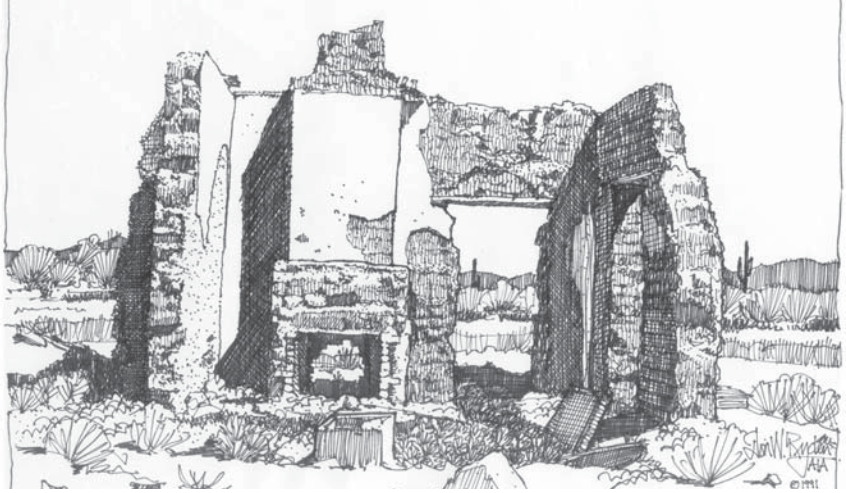
Modern Phoenix Commercial Architecture reveals the often overlooked buildings of business from the post-World War II era. By putting our hometown architecture into the broader context of the nation-wide Modernist Movement, this new book emphasizes the artistic value of Phoenix best buildings and pleads the case for their preservation. The introductory narration examines how Phoenix is connected to the origins of Modernist architecture and how our local visionaries of change brought their dreams to reality. The second half of the book turns to a photographic essay on eighty representative structures that best reflect our bright city's aesthetic and economic transformation.

The book ends as it begins - with the message of optimism and hope. By encouraging an appreciation of the "Greatest Generation's" architecturally expressed aspirations, today's leaders, entrepreneurs, and citizens of Phoenix can be motivated to bring these mid-century marvels of Modernist architecture into new relevancy, utility and inspiration for future generations.

TEMPE HISTORIC BUILDING CYCLICAL MAINTENANCE MANUALS

TEMPE, AZ ~ 2002 ~

Having rehabilitated four important historical buildings for modern uses, the City of Tempe has now taken responsibility for their care and maintenance. The nineteenth-century Queen Anne farmhouse of Neils Petersen today is the home of the Tempe Historical Museum. The Hackett House and Tempe Bakery have been adapted for use as the Sister Cities Gift Shop. And municipal offices now fill the Governor B.B. Moeur House. Ryden Architects has prepared four cyclical maintenance manuals to guide Tempe's maintenance crews in the proper repairs of the archaic materials. These manuals, based on The Secretary of the Interior's Standards for Rehabilitation, also present a schedule for the inspection and care of the buildings on a regular basis. Thus, once restored, the City's maintenance program will prevent them from falling into a state of disrepair that could devolve into serious deterioration.



ENVISION

New Designs, Master Plans, and Guidlines for Building and Development

OLD LAS VEGAS MORMON FORT

Las Vegas, Nv - 1994 - Historic Building Preservation Plans

Most people are surprised to learn that the first Anglo settlement in the Las Vegas Valley was Mormon mission and fortified way station established in 1855. This Nevada State Parks preservation and infrastructure project required a multi-disciplinary for research, analysis and design. Historical architects and planners, a historical landscape architect, archaeologists, interpretive exhibit specialists and civil engineers from Stantec collaborated to develop the plan and design authentic replicas of historic buildings. Modern construction methods and materials (concrete block, steel) were incorporated with the archaic materials (stone, adobe, timber) to create authentic character while meeting current building codes. The Secretary of the Interior's Standards guided our reconstruction of missing buildings, which were detailed to differentiate them from the original fort building while still complementing it.

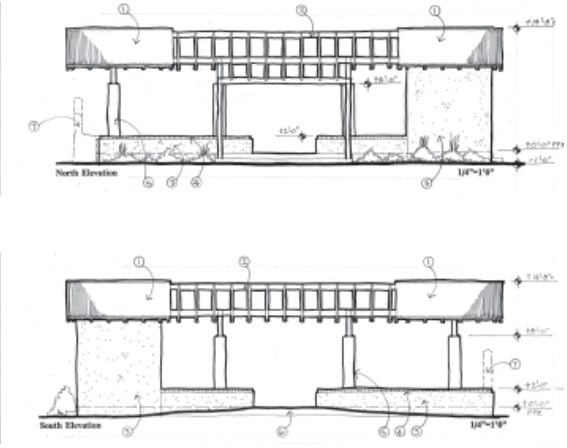
Elias - Rodriguez House

Tempe, Az ~ 1992-2001 ~ Historic Building Preservation & Adaptive Use Rehabilitation Design

~ 2001 Valley Forward Award of Merit for Residential Historical Preservation ~

~ 2002 City of Tempe Beautification Award~

~ 2002 Governor's Award~



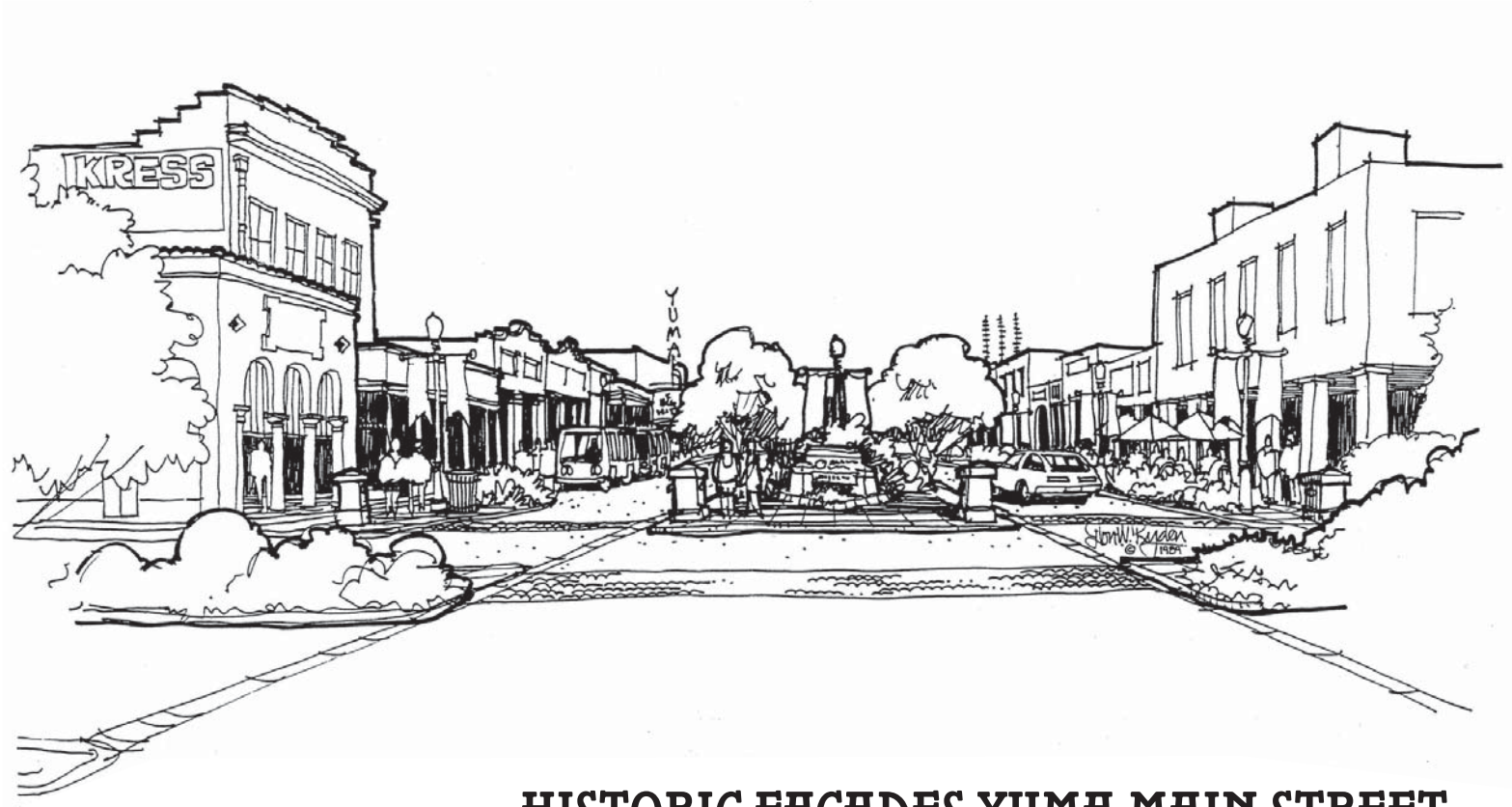
The City of Tempe commissioned Ryden Architects to guide a long-term, phased rehabilitation project to adapt the 1882 Elias-Rodriguez House for use as a Mexican-American heritage center and period house museum. We worked with the Elias-Rodriguez Cultural Foundation in researching and planning the restoration of the main house and in reconstructing the missing adjacent house-store. The stabilization phase required creative design solutions which maintained the adobe building's historic integrity in compliance with The Secretary's Standards, while meeting Tempe's strictly interpreted construction code. The yardscape was also restored with its irrigation acequia, vegetable and herb garden, fruit trees, outhouse, and summer kitchen ramada.

McCormick Railroad Park

Scottsdale, Az ~ 1999 ~ Development Master Plan and New buildings

~ 1998 Valley Forward "Crescordia" Award~

This very popular park is unique among the City of Scottsdale's recreation parks in that it is based upon a particular theme and the miniature train ride which circles the property. Its high public use and inefficiency of operations prompted the City to retain Cella Barr and Ryden Architects to make extensive changes and additions to the grounds, landscaping, infrastructure and buildings. Ryden Architects developed a visual design approach for the park, integrating existing features with historic railroad styles and features. We also designed six new building as and structures, including the 5500-sf Administration Building (modeled after the Clifton Depot), the Carousel Pavilion, the Train Ride Passenger Platform, the Train Exhibit Boarding Platform, the Restroom Building (modeled after Castle Hot Springs Depot), and the relocation of the Snack Bar Caboose and new shade structure.

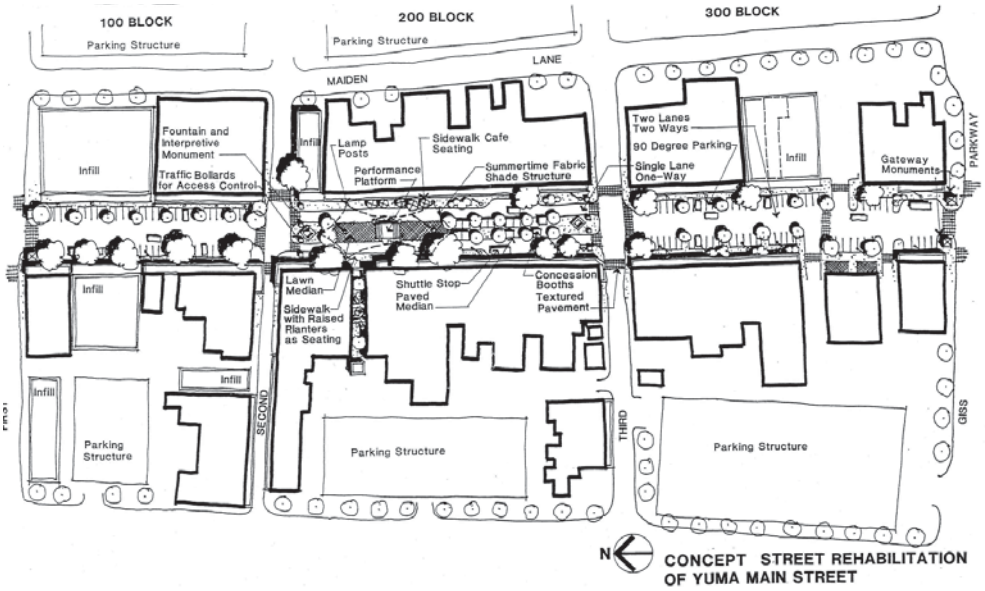


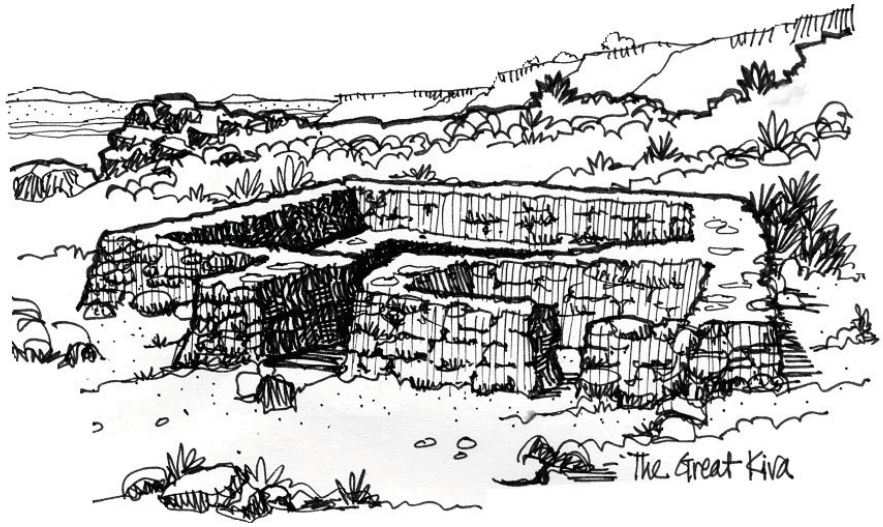
HISTORIC FACADES YUMA MAIN STREET

YUMA, AZ ~ 1991 ~ REHABILITATION

~ 1992 AZ MAIN STREET PROGRAM DESIGN AWARD ~

In the 1920s, when Yuma Main Street was a vibrant thriving place, most of the three blocks of commercial buildings were built that survive there today. Unfortunately, by the late 1960s business had fallen off in the downtown when a new mall was built on the arcaded facades. This drastic and ill-advised action killed what little life was left in downtown. So it was, some twenty years later, that the City asked Ryden Architects to open the arcades and restore the facades in an effort to revive the downtown economy. Extensive archival research and field investigation informed our solution to restoration. The removal of the in-fill and façade veneers revealed that nearly all the arcades and front walls remained intact. Many of the original storefronts also had survived. Extensive work in masonry, carpentry and plastering restored the facades to their original condition. This restoration treatment, coupled with the development of the nearby Yuma Crossing National Landmark and Main Street Program events, initiated a renewed interest in the downtown area and sparked a revival of the business environment that continues to this day.

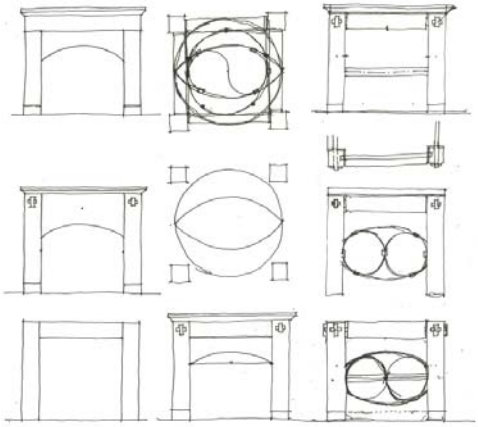


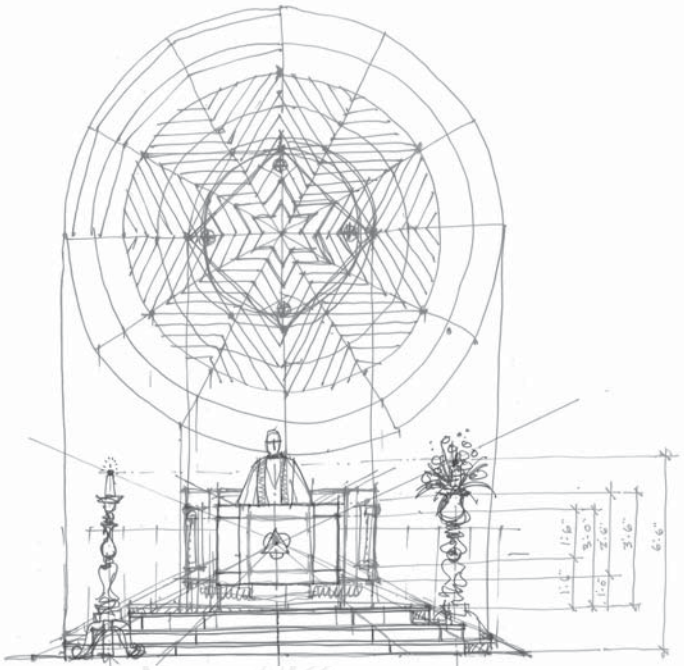


CASA MALPAIS NATIONAL HISTORIC LANDMARK

SPRINGERVILLE, AZ ~1990 TO 1994 ~ INTERPRETIVE MASTER PLAN

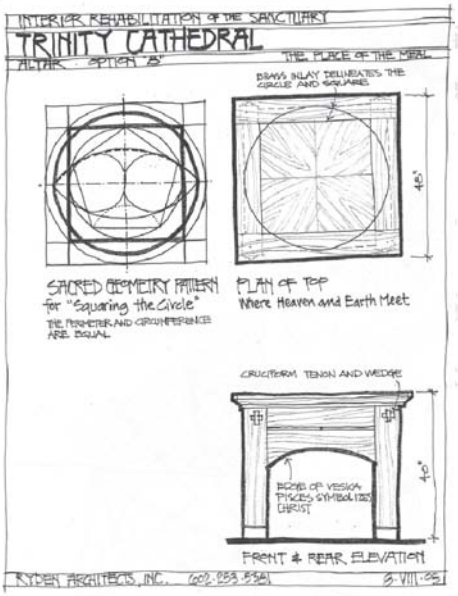
Casa Malpais is a prehistoric ruin encompassing over 16 acres overlooking the headwaters of the Little Colorado River in the White Mountains. The archaeologists of the Louis Berger Group and the historical architect of Ryden Architects undertook an extensive heritage conservation program for the Town of Springerville. The project entailed site mapping, archaeological excavations, development of an extensive public volunteer program, ruin stabilization, oral histories, Native American coordination and Native programs, preservation planning, museum and exhibit development, and interpretive site trail development. The Berger/Ryden team was responsible for obtaining several hundred thousand dollars in grants and donations for project development. The program also entailed presentations to both the general public and professional audiences across Arizona, plus a major national and international media program which included television (CNN, A&E, NBC, CBS, ABC), newspaper (LA Times, New York Times, Washington Post, etc.) and magazine (Smithsonian, Sunset, Arizona Highways).

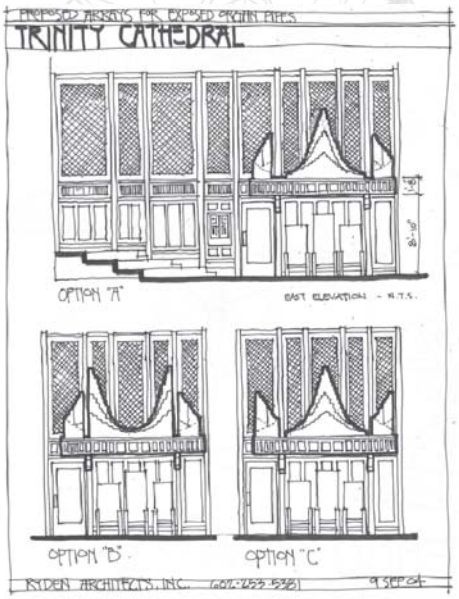




ENHANCE

Existing Buildings with New Designs
that Respect the Work of the Creator Architect.

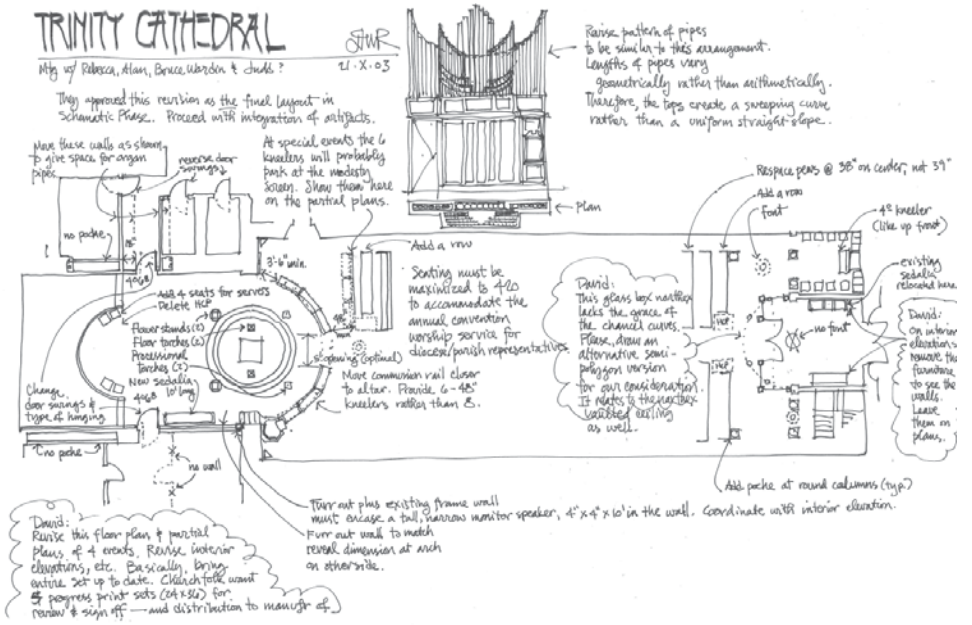


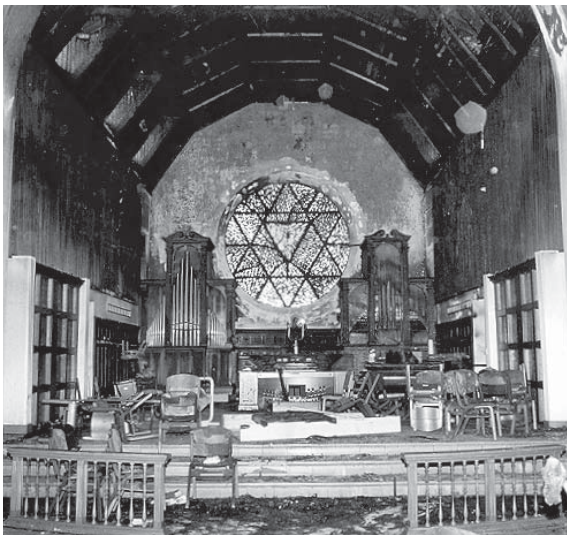


TRINITY CATHEDRAL

Phoenix, Az ~ 2007 ~
Rehabilitation of the Fire-damaged Sanctuary

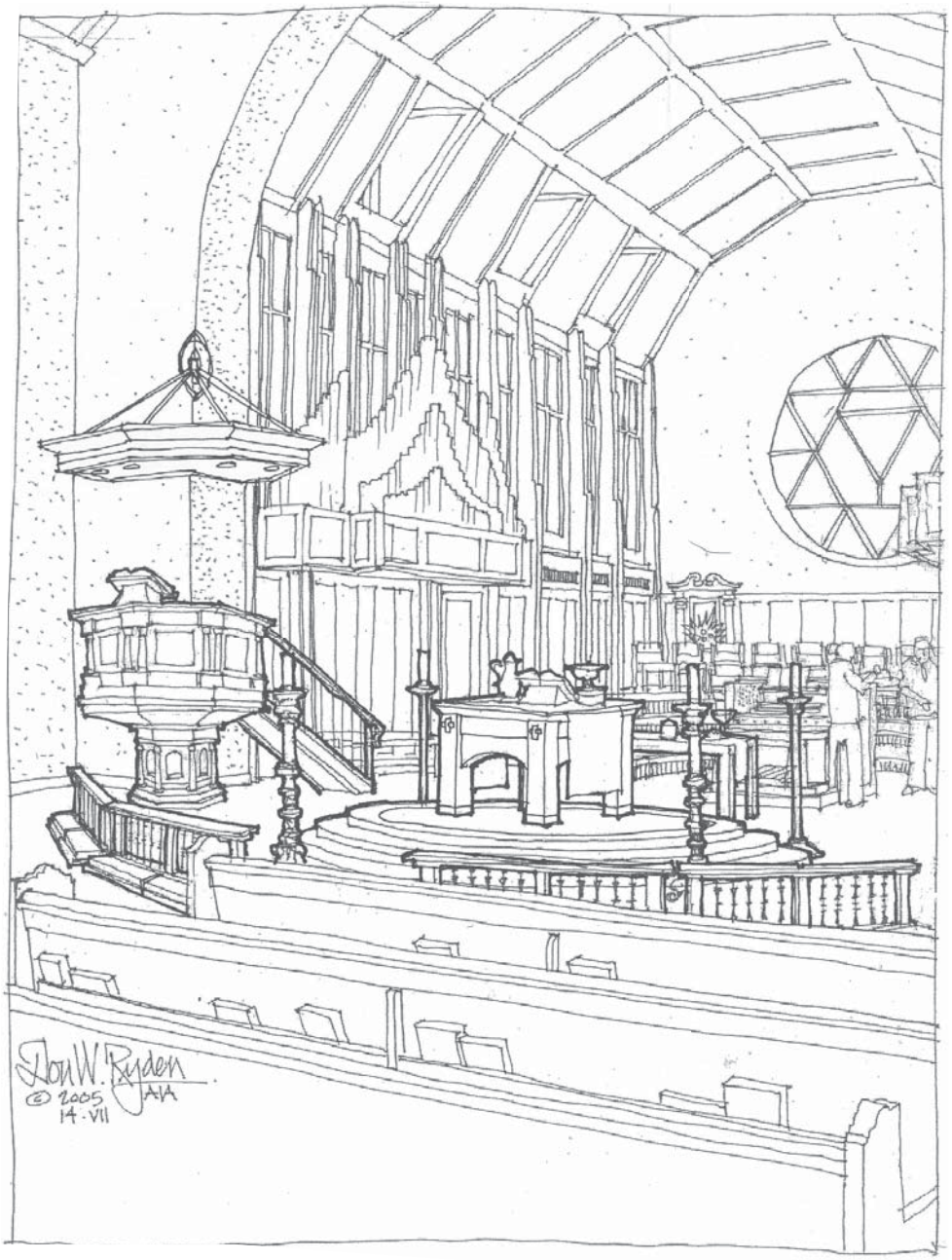
Following a disastrous fire in 2003, the Episcopal Diocese commissioned Ryden Architects to design a new sanctuary interior, rather than a restored interior, which respects the historic feeling, structure and architectural integrity of the surviving 1927 church building. It also meets the changing functional needs and liturgical evolution of the Church. We artistically solved the technical problems of creating a congregational worship space that also serves as a public performance space. Our design addressed the replacement of structure, redwood wall and ceiling finishes, furnishings, altar, pulpit, grand piano, and pipe organ. The worshipful feeling and acoustics of the original sanctuary have returned and are enhanced by our respect for the underlying Renaissance proportions and sacred geometry hidden in the patterns of the historic church rather than by overtly applying replica historic details. A new glass and redwood narthex isolates the nave from street noise and heat from the main entrance. Also, a new columbarium and prayer chapel provides a quiet alcove for meditation.





Before - Fire Damage

After - Rehabilitation



HANNYS

Phoenix, Az ~ 2008 ~ Adaptive Use Rehabilitation

When Vic Hanny held the grand opening of his new clothing store in 1947, the "new look" of his building was in stark contrast to the typical conservative formality of earlier retail buildings in Phoenix. The Hanny's store is significant for its Modernist stylistic treatment and for the use of architectural design as a merchandising technique. Its opening is a milestone in the evolution of commercial architecture in Phoenix. The use of the International Modernist Style was a revolutionary departure from the more eclectic or traditional styles typically found in Phoenix before World War II. Many of the existing buildings in Phoenix were remodeled to mimic its clean, modern detailing.

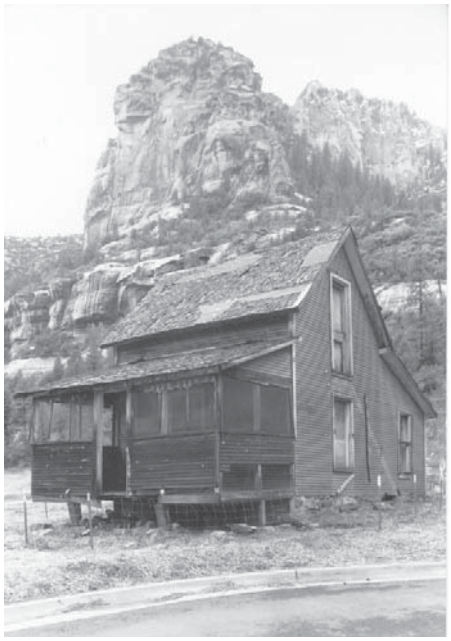
This "new look" and use of architecture as a merchandising technique is accepted today as a concept of progressive merchandising. It has become commonplace today, but was revolutionary when first applied to the Hanny's building. Originally designed by prominent Phoenix architects, Lescher & Mahoney, Hanny's is their pivotal work representing a departure from the eclectic styles of the first half of the century and their entrance into the contemporary styles of post-war America. Today, Karl Kopp, a nationally known restaurateur, is rehabilitating the building as a trendy new downtown eatery and bar. By keeping the name "Hanny's," synonymous with fashion trend setting in Phoenix, Karl enthusiastically observes that "you once went to Hanny's to get dressed up; you'll now come to Hanny's to be dressed up."

Ryden Architects plays a very important role in the project team as architect of the building shell restoration and as historic preservation consultant. We collaborate with the tenant improvement architects Predock+Frane to assure the seamless integration of fire-life safety features with the restaurant/bar designs. Ryden Architects is also responsible for advising the project team of historic preservation compliance required by the City of Phoenix façade grant and by the federal Investment Tax Credit Program. We assist the contractor, G.B. Mannisto, in safeguarding the character-defining features of the building as construction progresses.

THE PENDLEY RANCH AT SLIDE ROCK STATE PARK

Oak Creek Canyon, Az ~ 1989 ~ Historic Building Analysis and Rehabilitation

This project included initial electrical and water site utility development, rehabilitation of the historic Brown House as a fee collection station, ranger offices, and restoration of the Bungalow Style Pendley Homestead. The project also included construction of a new restroom building, the design of which responded to its historic and natural environment as well as to local water-quality issues. Incorporating composting toilets, a gray water system, and an evapo-transpiration (ET) bed, the new restroom disposes of 100% of the waste generated in an ecologically safe manner.



Before

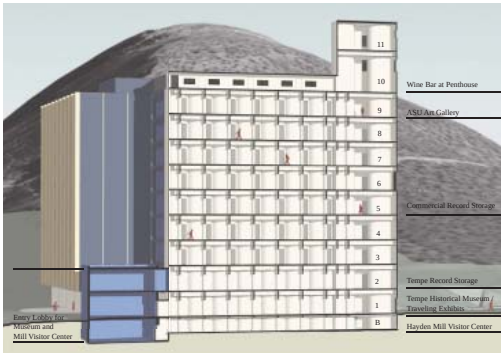
After

HAYDEN FLOUR MILL AND SILOS

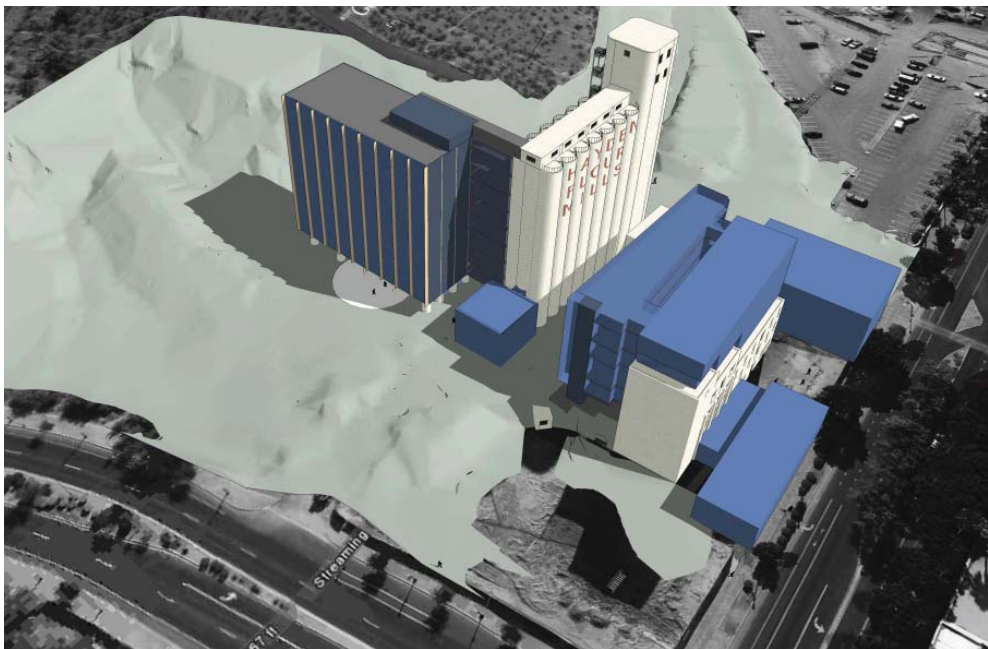
Tempe, Az ~ 2008 ~ Historic Building Preservation Plan

Ryden Architects collaborated with Archaeological Consulting Services, Inc. to prepare a comprehensive preservation plan for Tempe's landmark and icon, the Hayden Flour Mill and Silos. The City of Tempe wanted this extensive document to provide a basis for the sale of the property to Avenue Communities and as the requirements for rehabilitation as a mixed-use facility. The 1919 Mill Building will be adapted for use as offices, retail stores and restaurants through alteration of the interior and the construction of a large modern addition. In a later phase, the 1952 Silos may be converted for use as document storage, visitors center, restaurant and gallery with a modern addition for offices.

The process by which this project was conducted in parallel to acquisition negotiations was nothing short of amazing, balancing legalities, financing, politics, technical issues, regulatory requirements, and schedule. A multi-disciplinary team approach included not only the archaeologists, architects, historians and engineers, but also the City, the developer, the code enforcers, and the preservation agencies. A complex but workable program of consultations, reviews, concurrences and approvals kept the project running smoothly. The preservation plan will guide architects GouldEvans and Line and Space in preparing rehabilitation plans.



Section Cut through Silos - Proposed Adavptive Uses 16.XI.2007



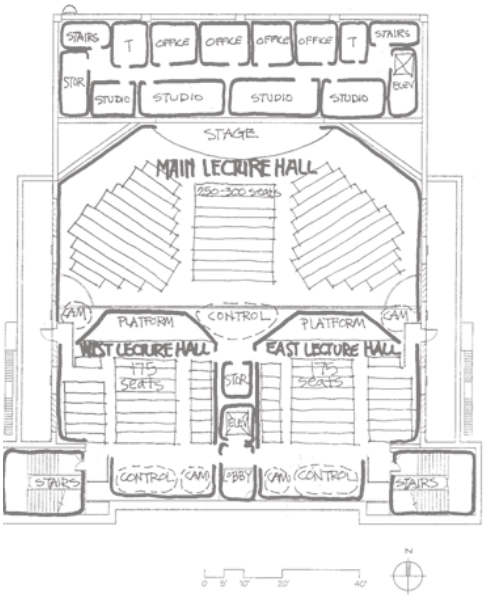
ENABLE

our Architectural Colleagues and Governmental Agencies to Incorporate Contextual Sensitivity into Their Work Effecting Historic Buildings

THE UofA OLD MAIN BUILDING

Tucson, Az ~ 2001 to 2007 ~
Rehabilitation of the Main Floor

A new-found pride in the University's history as conveyed by its buildings inspired interest to rehabilitate the main floor of the 1888 Old Main Building for use as a welcome center for potential and matriculating freshmen. M3 Engineering and Technology, along with Ryden Architects, was commissioned to undertake the design and oversee the construction. Ryden Architects intense analysis of archival data suggested that the many years of inappropriate remodeling had obscured the biaxial symmetry of the floor plan and had concealed rows of arches in the corridor walls. This theory was proven true with the selective dismantling of certain modern frame walls. The revelation of the original volumes, openings and finishes of the main level influenced the new adaptive use plan. This coherent rehabilitation plan complements the biaxial symmetry and the repetitive use of squares. New features introduced to the corridors, such as a lowered ceiling and glass in-fill of the arches, were executed in modern materials as a contrast to the surviving original finishes. The space now is enjoyed by newcomers and provides the positive first impression that the University desired.

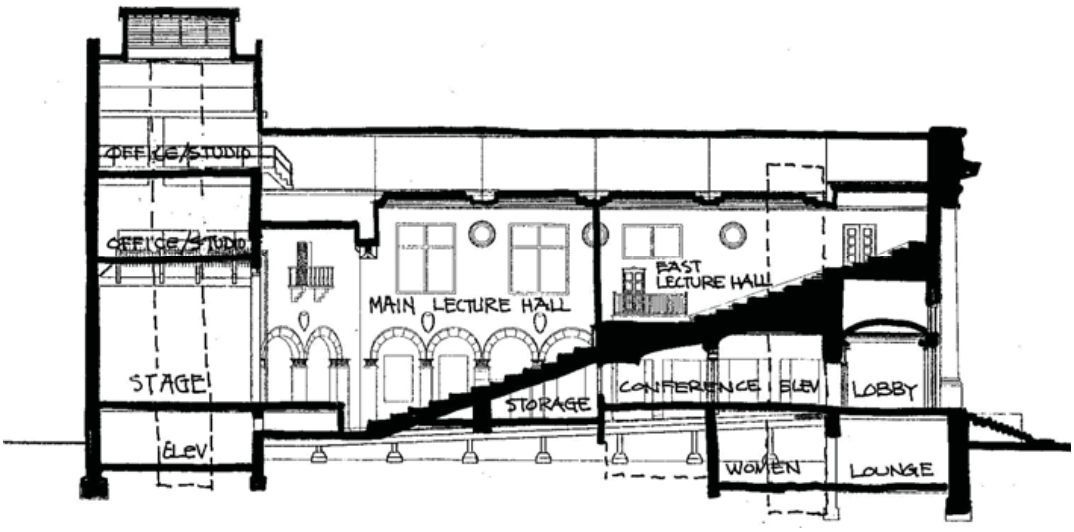


PHOENIX UNION HIGH SCHOOL

PHOENIX, AZ ~ 2004 ~ REHABILITATION GUIDELINES

Entrusted with the civic responsibility of rehabilitating the three surviving, original buildings of Phoenix Union High School, The City of Phoenix commissioned Ryden Architects to evaluate their physical condition, architectural integrity and adaptive use potential. The City was negotiating with Arizona State University and the University of Arizona to convert the landmark buildings as a joint-use biomedical research facility. Working closely with the ultimate users in developing adaptive use programs, we developed rehabilitation recommendations for sensitive conversion of the buildings as administration offices, classrooms, and a high-tech media/lecture center. Ryden Architects' rehabilitation guidelines became the basis for the SmithGroup to design and complete the conversion of the three landmark buildings.

Having the highest level of architectural integrity and the most complex functional needs, the 1911/1929 auditorium was a challenge to modernize while respecting its character-defining features. By skillfully blending the new with the old, Ryden Architects proposed a rehabilitation option that addressed line-of-sight improvements, handicap access, acoustical and lighting design, fire-life safety, performance and lecture uses, computer interface, satellite television broadcast technology, energy conservation, conference and restroom facilities, and operations considerations.



HERRING HALL AS THE UofA HERBARIUM

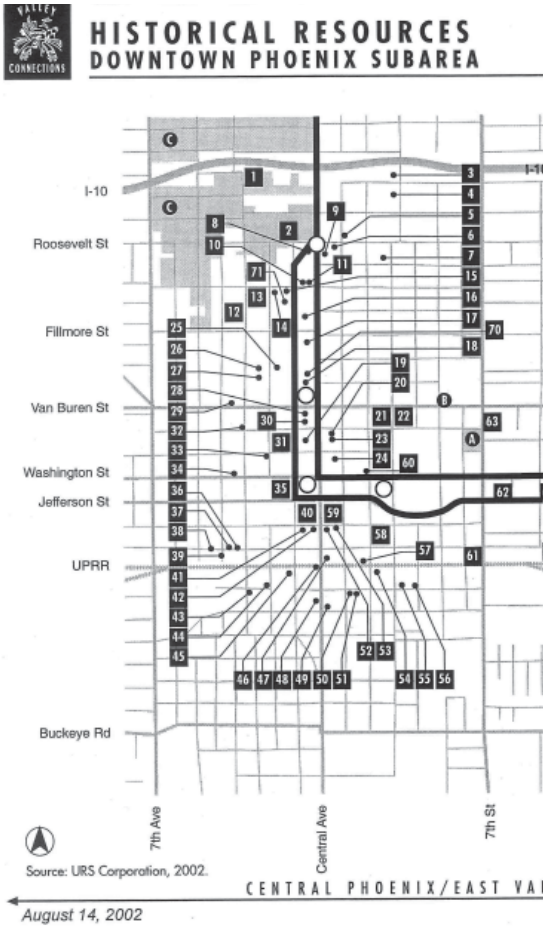
TUCSON, AZ ~ 2001 TO 2003 ~

HISTORIC BUILDING ANALYSIS AND REHABILITATION CONSULTATION

~ 2005 GOVERNOR'S AWARD FOR HISTORIC PRESERVATION ~

The College of Agriculture maintains a world-famous collection of preserved specimens of arid region plants, but their collection had outgrown its space. The University commissioned M3 Engineering and Technology with Ryden Architects in the rehabilitation of the 1903 Herring Hall as the new herbarium and research center. To allow the historic gymnasium to accommodate the new function it was necessary to "float" a mezzanine floor that did not touch the side walls or windows. The basement floor had to be lowered four feet to allow installation of the herbarium storage cabinets.

As historic preservation consultant Ryden Architects conducted the historic building analyisis and prepared the rehabilitation recommendations report. We assisted in the adaptive-use design and consulted with the structural engineer in developing the strategy for lowering the basement floor four feet and underpinning the stone foundation walls. We developed the preservation specifications and details and consulted with the State Historic Preservation Officer to assure compliance with the federal preservation standards. We also supplemented M3 Engineering with construction observation and submittal review.



VALLEY METRO LIGHT RAIL PROJECTS

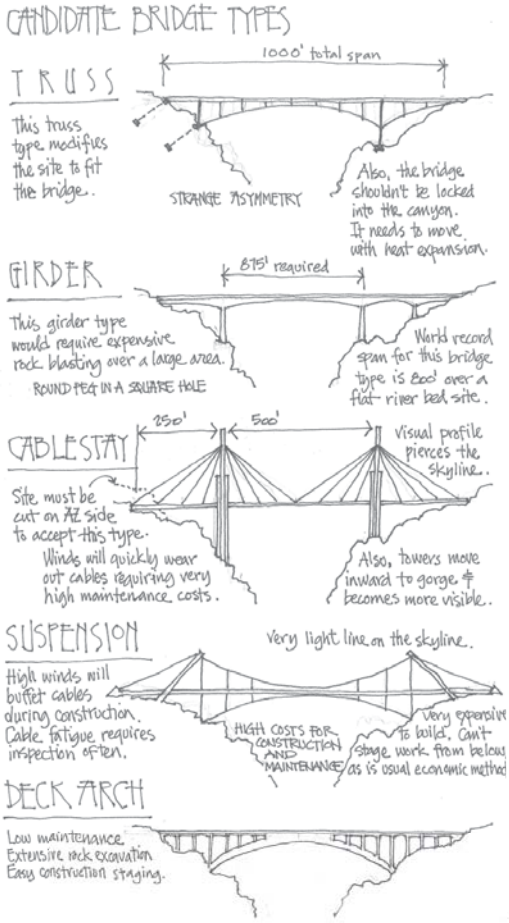
METRO PHOENIX, AZ ~ 2002 TO 2008 ~

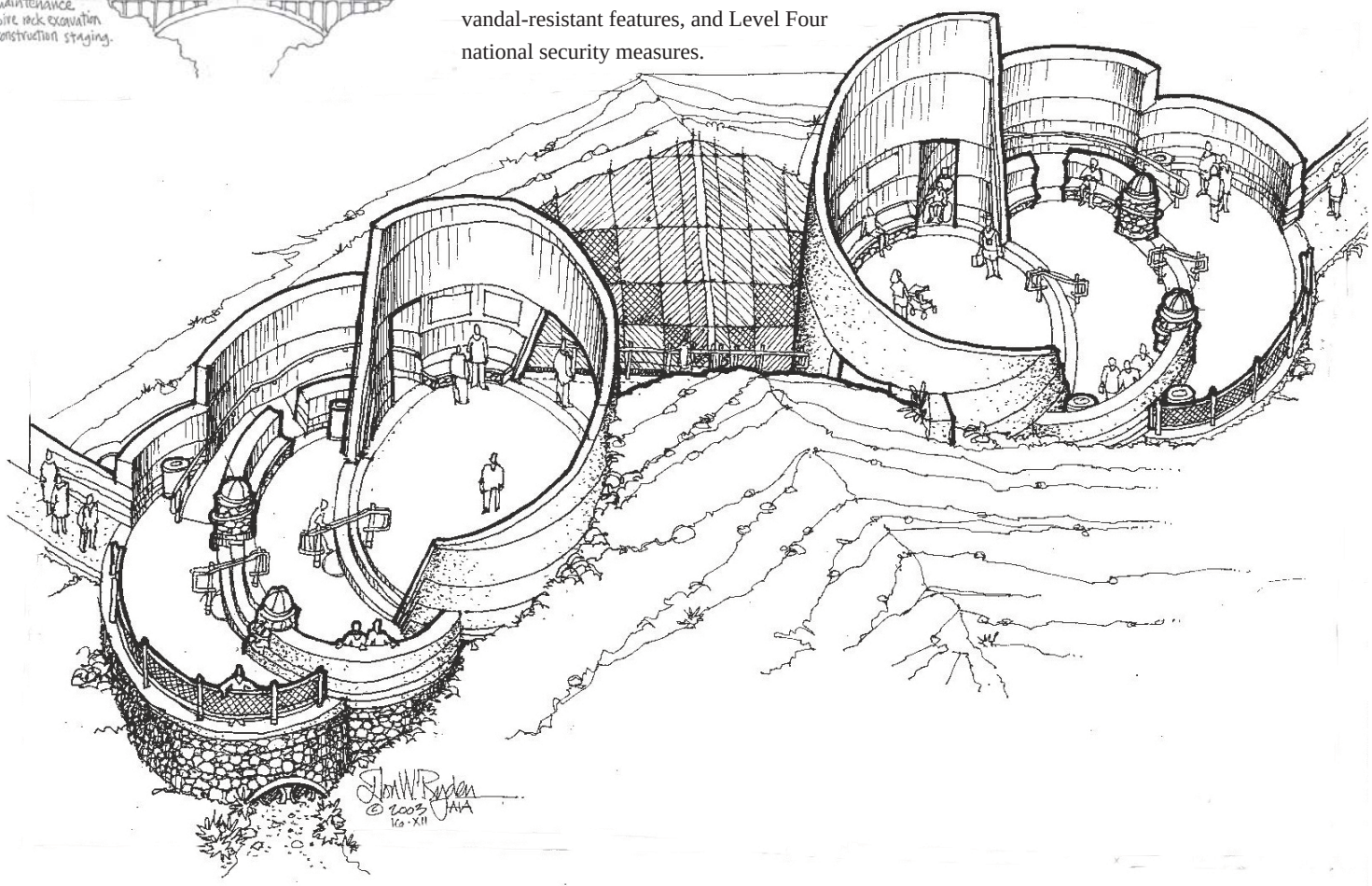
HISTORIC PRESERVATION AND AESTHETICS CONSULTATION

As a component of the environmental impact statement required for the development of the Light Rail system throughout the communities of the Salt River Valley, historic resources must be identified, evaluated and appropriately treated if impacted by the undertaking. Ryden Architects, as the historic preservation consultant to the archaeologists/ historians of URS, Inc., has collaborated with the Valley Metro staff in preparing the essential documentation of historic buildings and districts and the recommendations for alignment selection for the rails and placement of stations. Ryden Architects also served as aesthetics sensitivity advisor to the several architectural firms who were commissioned to design the Light Rail stations near historic buildings. We were also asked to provide design recommendations for the creation of the Light Rail bridge spanning the Tempe Town Lake. We guided the consultation with the City and State Historic Preservation Officers in gaining concurrence with the track alignments, station designs, and mitigation treatments including interpretive graphics. Our historic preservation consultation has made a significant impact on the design of the Light Rail system.

HOOVER DAM BY-PASS BRIDGE & INTERPRETIVE PLAZA

HOOVER DAM, AZ ~ 2001 TO PRESENT ~



Ryden Architects served as the historic preservation compliance consultant and local architectural design consultant on the nation-wide interdisciplinary design team headed by HDR Engineering, Inc. As historical architects intimately familiar with the history of the Colorado River region, we developed contexts for the interpretive exhibits and contributed to guidelines for the architectural and engineering designs. In concert with the team members, Ryden Architects developed recommendations for design of architectural features at the Colorado River Bridge and its associated facilities.

We have designed a visitor plaza and interpretive facility at the Nevada end of the new Colorado River Bridge. Visitors will pass though this plaza by way of a handicap-accessible trail to the pedestrian walkway of the bridge for a breath-taking view of the canyon and dam. Planning for the Bridge Plaza involves considerations of historic preservation, vehicular traffic flow, visitor management, vandal-resistant features, and Level Four national security measures.