



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

SPECIAL ON-SITE MEETING

LEGAL ACTION REPORT
****REVISED****

Wednesday, December 23, 2015,
Broadway Village Historic Landmark / Shopping Center
3016 E. Broadway Boulevard, Tucson, Arizona 85716

1. Call to Order / Roll Call:

Meeting called to session at 12:00 AM

Commissioners: Teresita Majewski (Chair), Michael Becherer, Jim Sauer (arrived at 12:02 pm), Helen Erickson, Sharon Chadwick

Staff: Frank Dillon, Dr. Jonathan Mabry, Piroshka Glinsky (CAO), Elaine Becherer (CMO)

2. On-Site Meeting to Review Exterior Alterations at the Broadway Village Historic Landmark as Part of the Natural Grocers Adaptive Re-Use Project

a. Outstanding items to remove 'stop work' order

Staff and the Tucson-Pima County Historical Commission (T-PCHC) Plans Review Subcommittee (PRS) met on-site with the applicant, Fred Howard to inspect exterior alterations for consistency with the previously reviewed and approved plans and on-site review of 12-11-15.

Mr. Howard led Staff and the T-PCHC PRS to inspect the following issues:

- A. Alteration of a historic window into a door on the north elevation; and
- B. Replacement of the existing historic clay tile roof with a new clay tile roof; and
- C. Alterations to the roof of the second floor enclosure; and
- D. Replacement of historic pavers in the courtyard adjacent to the east elevation of the building.

Regarding Item A, Mr. Howard explained that the construction crew incorrectly in-filled the areas of the door and that the opening would be made to reflect the original historic opening as shown on the provided drawings. Mr. Howard explained that the keynotes on the plans indicate that the window would be replaced by a new bronze anodized sliding door system and that the brick areas would be finished to match the existing.

Regarding Item B, Mr. Howard showed the staff and commissioners samples of the proposed replacement clay roof tiles. The T-PCHC Commissioners raised concern specifically to how the clay roof tiles would be replaced and if they would follow the pattern, detailing and design of the original roof. Staff explained that

they had provide historic drawing and photographs to the applicant to help inform the design and layout of the proposed new roof plan to be reviewed by the T-PCHC PRS at a subsequent on-site review.

Regarding Item C, Mr. Howard explained that the second story roof enclosure had been altered per the recommendations at the December 11, 2015 on-site meeting. Commissioner Sauer expressed concerns that the rafter tails were not identical to the ones shown in the historic photos. Commissioner Becherer added that the rafter tails that the applicant had installed were consistent with the ones on the existing south elevation of the building.

Regarding Item D, Chair Majewski explained that PDSD Director Mazzocco allowed the applicants to install the replacement pavers to prevent any health and safety hazards. The pavers that were installed were done so according to the previously approved plans.

Commissioner Sauer made a four part motion including the following items:

Part 1: The recommendation that the applicant keep the rafter tails as is with angled cut with the condition that the coping is repaired; and

Part 2: The acknowledgement that the pavers have been repaired per the PDSD Director's Decision in order to avoid any health and safety hazards; and

Part 3: With regard to the work on the window to door conversion, the recommendation the applicant remove the 'toothed in' areas and repair according to plan while leaving a 1.5" reveal matching the original dimensions as shown in photos and historic drawings; and

Part 4: The recommendation that the applicant be allowed to use the replacement roof clay roof tiles shown on-site with the condition that the replacement detailing, placement and pattern match the historic drawings and photos.

The motion was seconded by Commissioner Becherer. The motion passed 5-0.

b. Proposed change of condition items

Mr. Howard led Staff and the T-PCHC PRS to review the following items:

- A. The damaged brick area located on the south elevation; and
- B. The barn door on the east elevation of the courtyard nearest to Broadway Boulevard; and
- C. The asphalt shingles on the rooftop steeple.

Regarding Item A, the Commissioners expressed concern with finishing over the damaged brick area with stucco. However, it was clear that the damaged brick had been replaced a number of times throughout the years and was not historic brick. Also finishing the damaged area with stucco would be consistent with the western portion of the south elevation. Mr. Howard explained that the stucco finish a very limited area up to the existing seam approximately 5 feet away.

Regarding Item B, Mr. Howard explained that the non-historic door would be removed and replaced to match the directly adjacent historic door. Mr. Howard added that the door would be manufactured to match the historic door to provide consistency with the building.

Regarding Item C, Mr. Howard explained that he would like to remove the damaged asphalt shingles on the rooftop steeple and replace the damaged historic blue ceramic tiles with new like blue tiles. Commissioners Sauer and Becherer expressed concern over preserving the historic roof tiles. Mr. Howard explained that it was likely that shingles were placed over the roof tile because they were cracked and leaking. Mr. Howard added that removal of the existing materials would be required in order to repair the roof.

Commissioner Sauer made a three part motion to address the items.

Part 1: The recommendation that the damaged brick area located on the south elevation of the building may be finished with stucco as presented in the 12-14-15 plan submitted by the applicant with the condition that the stucco finish stops at the existing seam indicated on –site 12-23-15 and that the lath be applied with an air pocket between the existing and new material and the lath is fastened at the mortar joint; and

Part 2: The barn door on the east elevation of the courtyard nearest to Broadway Boulevard be replaced with a new manufactured wood door to match the existing adjacent modified historic doors; and

Part 3: The asphalt shingles may be removed from the steeple to identify the existing condition of the underlying Mexican tiles. Prior to replacement of the existing tiles the applicant shall provide photographic documentation of the condition of the tiles, statement from the roofing contractor explaining the condition of the tiles, a sample of the proposed tile if replacement is deemed necessary to PDS staff. Staff will consult with a member of the T-PCHC PRS and inform the applicant on how to proceed with review.

The motion was seconded by Commissioner Becherer. The motion passed 5-0.

3. **Call to the Audience**

No audience present.

4. **Adjournment**

Meeting adjourned at 1:05 p.m.