

Case Number Issued: DRB - 17 - 16

Related Case No. RNA-17-16

Design Review Board (DRB) APPLICATION

Submit application by appointment, to 201 N. Stone, 2nd Floor North side.

PROPERTY INFORMATION:

PROJECT NAME: TRANSAMERICA FACADE MODIFICATION
(For example: Al's Bar & Grill, Jones Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 177 N. CHURCH AVE, 85701
(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY: OCR-2 (For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)

PROJECT TYPE (check all that apply):

- New building on vacant land
 New addition to existing building
 Existing building needs permits
 New building on developed land
 Change of Use to existing building
 Modification to façade of existing building

Other (Explain) _____

APPLICANT INFORMATION:

AGENT (The person processing the application and who staff will send mailings to):

NAME: WILLIAM WILLIAMS

ADDRESS: 2 E. CONGRESS ST
TUCSON AZ ZIP: 85701

PHONE: (520) 882 - 6900 FAX: () _____

[PROPERTY OWNER/S (If ownership in escrow, please note):

NAME: TA BUILDING CORP.

ADDRESS: 177 N. CHURCH AVE, SUITE 200
TUCSON, AZ ZIP: 85701

PHONE: (520) 628 - 7777 FAX: () _____

[SIGNATURE OF PROPERTY OWNER]:



September 6, 2017

City of Tucson, Design Review Board Application

RE: 177 North Church Avenue – Transamerica Building
Exterior Column Cladding Replacement

Dear Members of the Design Review Board,

The Transamerica Building located at 177 North Church Avenue has long experienced technical issues with the exterior white Carrera Marble thin stone veneer panels warping and cracking. These stone panels clad two-story columns adjacent Church Avenue and Alameda pedestrian walkways. While no failure has yet resulted in personal injury, building ownership wishes to replace these panels prior to an incident happening that could result in injury. Past history has documented frequent failures associated with thin-stone systems that can be attributed to the lack of understanding about the behavior of thin-stone, particularly marble, when considering environmental factors. Expansion and shrinkage, moisture intrusion and restricted movement are all factors that play a role in thin-stone failures.

We are proposing the removal of all of the thin-set stone panels on the exterior columns and replacing these panels with a metal panel system (Alucobond). The Alucobond system will be smooth and crisp in appearance, similar to the appearance of the original stone panels. A white, non-glossy, metal panel finish will be used as this color best matches the overall color impression of the original stone. Horizontal panel joints will be in alignment with other existing building lines and a single vertical joint will be located on the centerline of each column face. We are also proposing replacement of the existing damaged glazed ceramic tile located at the base of all columns with a similar material.

In addition to replacing the thin-set stone panels, we are proposing removing the black metal spandrel panels located at the second floor line. The original building drawings show these panels as being glass mosaic tile. If these panels still exist, we will examine their condition and the feasibility of exposing them once again. If the mosaic panels have been removed or are in serious disrepair, we are proposing to use black colored Alucobond panels to replace the removed metal panels.

The main entrance canopy is the final element we are proposing to modify. The existing canopy is covered in black and silver metal. The original building drawings indicate the original canopy was a curved precast canopy with glass mosaic tile inlaid on the underside. If this canopy still exists, we will determine its condition and the feasibility of exposing it once again. If the structure has been removed or is in disrepair, we are proposing to use Alucobond panels (black in color) to replace the removed metal. We also propose using a rectangular shaped canopy, rather than the trapezoid shape that exists today.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William Williams'.

**William Williams, AIA | NCARB | LEED AP
Partner/VP**

ASSESSOR'S RECORD MAP

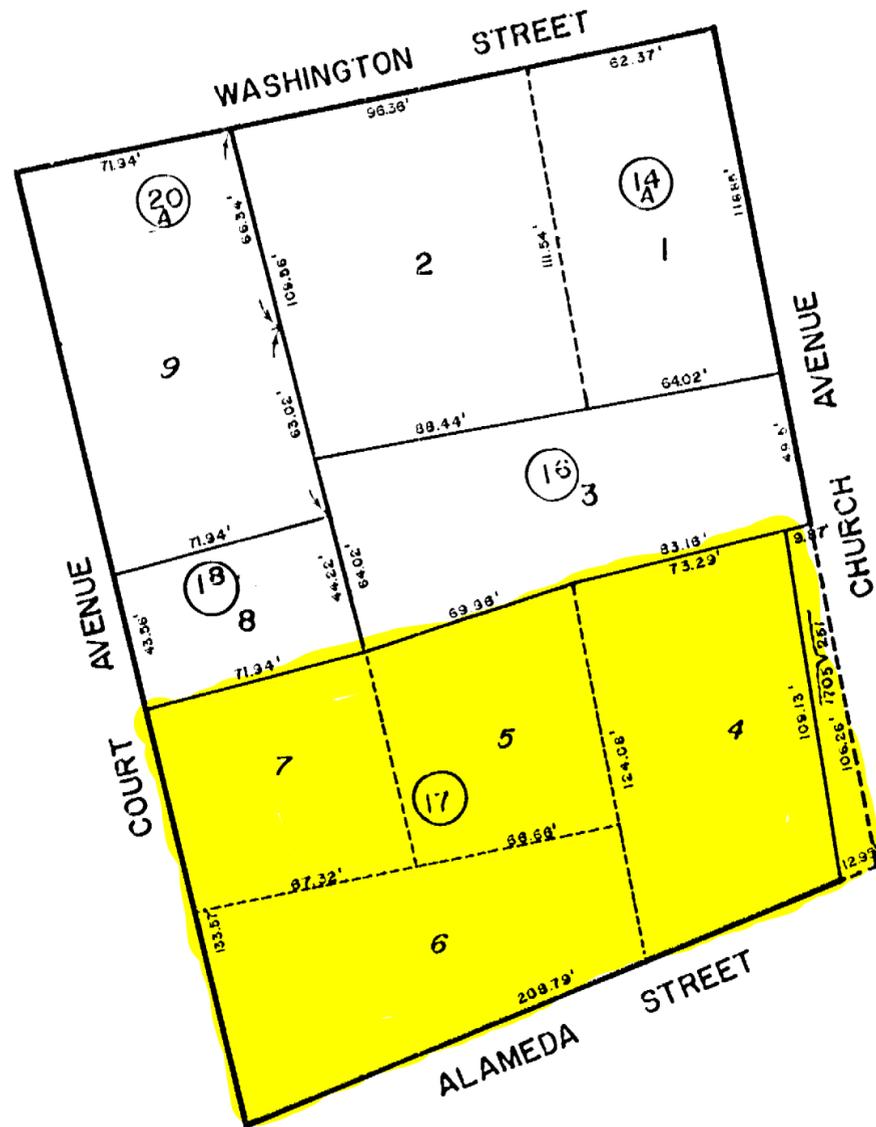
77 722

CITY OF TUCSON

BLOCK 181

117-11

2/16



SCALE -1"= 50'

SEE BOOK 3, PAGE 71 M&P
2007-1

03071 181
SCANNED

1630(3)

Book-Map-Parcel: 117-11-0170

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0163

Property Address:

Street No	Street Direction	Street Name	Location
177	N	CHURCH AV	Tucson
182	N	COURT AV	Tucson
190	N	COURT AV	Tucson

Taxpayer Information:

TA BUILDING CORP
177 N CHURCH AVE STE 200
TUCSON AZ

Property Description:

TUCSON LOTS 4 5 6 7 EXC PTN LOT 4
DED TO CITY FOR STREET WIDENING BLK 181

85701- 1153

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	COMMERCIAL (1)	18.0	\$653,961	\$4,851,039	\$5,505,000	\$5,505,000	\$990,900
2018	COMMERCIAL (1)	18.0	\$653,961	\$5,335,634	\$5,989,595	\$5,780,250	\$1,040,445

Property Information:

Section: 12
Town: 14.0
Range: 13.0E
Map & Plat: 3/71
Block: 181
Tract:
Rule B District: 1
Land Measure: 26148.00F
Group Code: 000
Census Tract: 300
Use Code: 1514 (OFFICE BUILDING 4 OR MORE STORY)
File Id: 1
Date of Last Change: 12/2/2011

Commercial Characteristics:

Property Appraiser: Mark Baudendistel Phone: 520-724-7458

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	154,093	\$8,971,528	\$0	\$5,335,634

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1961	291/3	0000000	27,872	\$1,464,748	\$550,745	PARKING GARAGE ABOVE GRADE
001-002	1964	151/3	0000000	38,773	\$5,826,855	\$2,573,139	BUSINESS OFFICE
001-003	1964	151/3	0000000	87,448	\$13,241,947	\$5,847,644	BUSINESS OFFICE

Valuation Area:

Condo Market: 21
DOR Market: 3
MFR Neighborhood: FW_SOUTH
SFR Neighborhood: 01020201
SFR District: 30

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20092320893	13697	2980	12/3/2009	WARRANTY DEED
20091480583	13613	2356	8/3/2009	WARRANTY DEED
0	5871	582	9/28/1978	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2016	\$1,440,951	link	
2015	\$3,000,000		
2013	\$6,075,509		
2011	\$5,957,752		
2010	\$5,715,874		
2009	\$7,981,605		
2006	\$5,041,790		
2003	\$4,000,000		
2002	\$3,000,000		

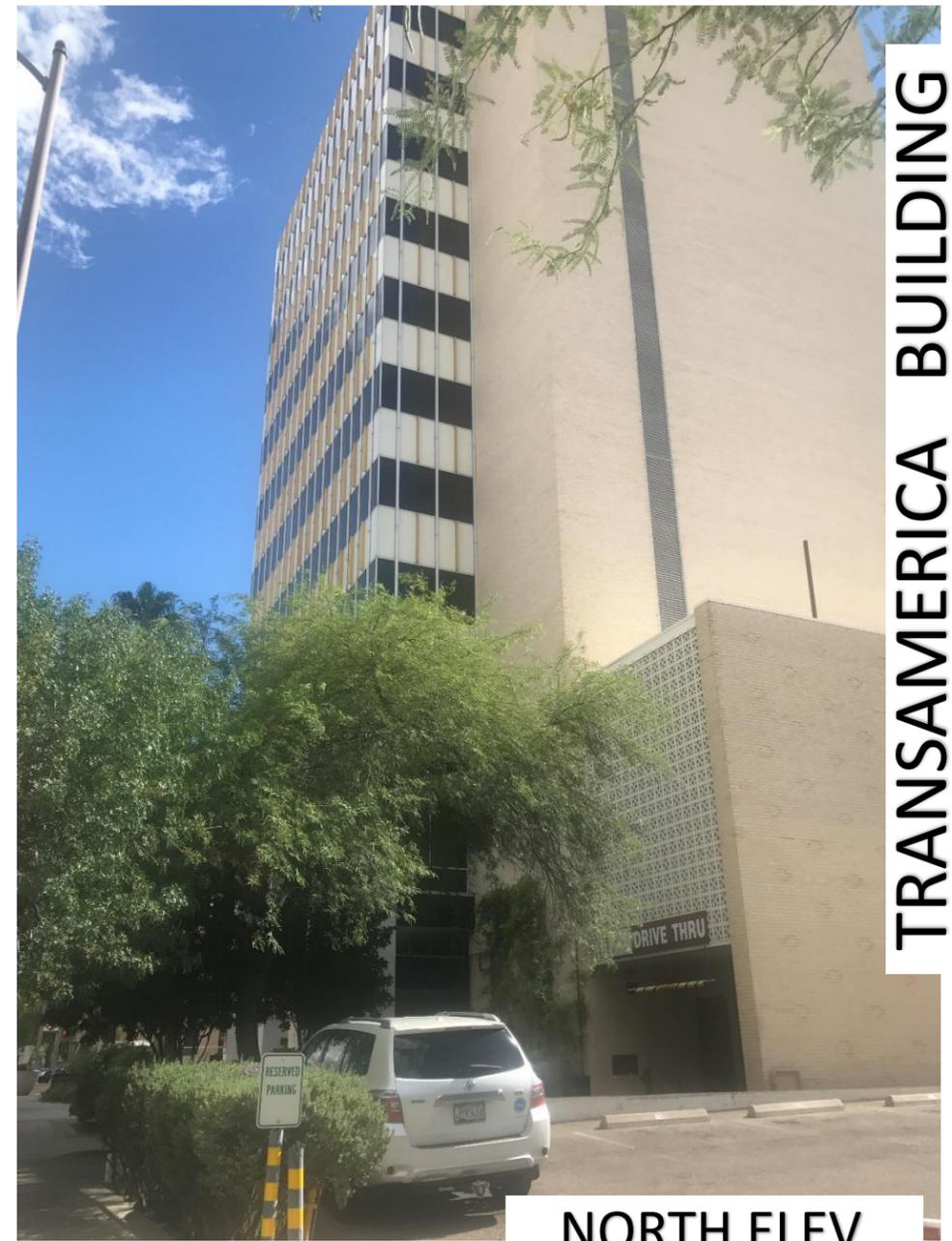
Parcel Note: Click to see/expand 12 note(s)



SOUTHEAST ELEV.



**WEST ELEV.
EAST ELEV.**



NORTH ELEV.



WEST ELEV.



SOUTHEAST ELEV.



SOUTH ELEV.

TRANSAMERICA BUILDING



SOUTH ELEV.

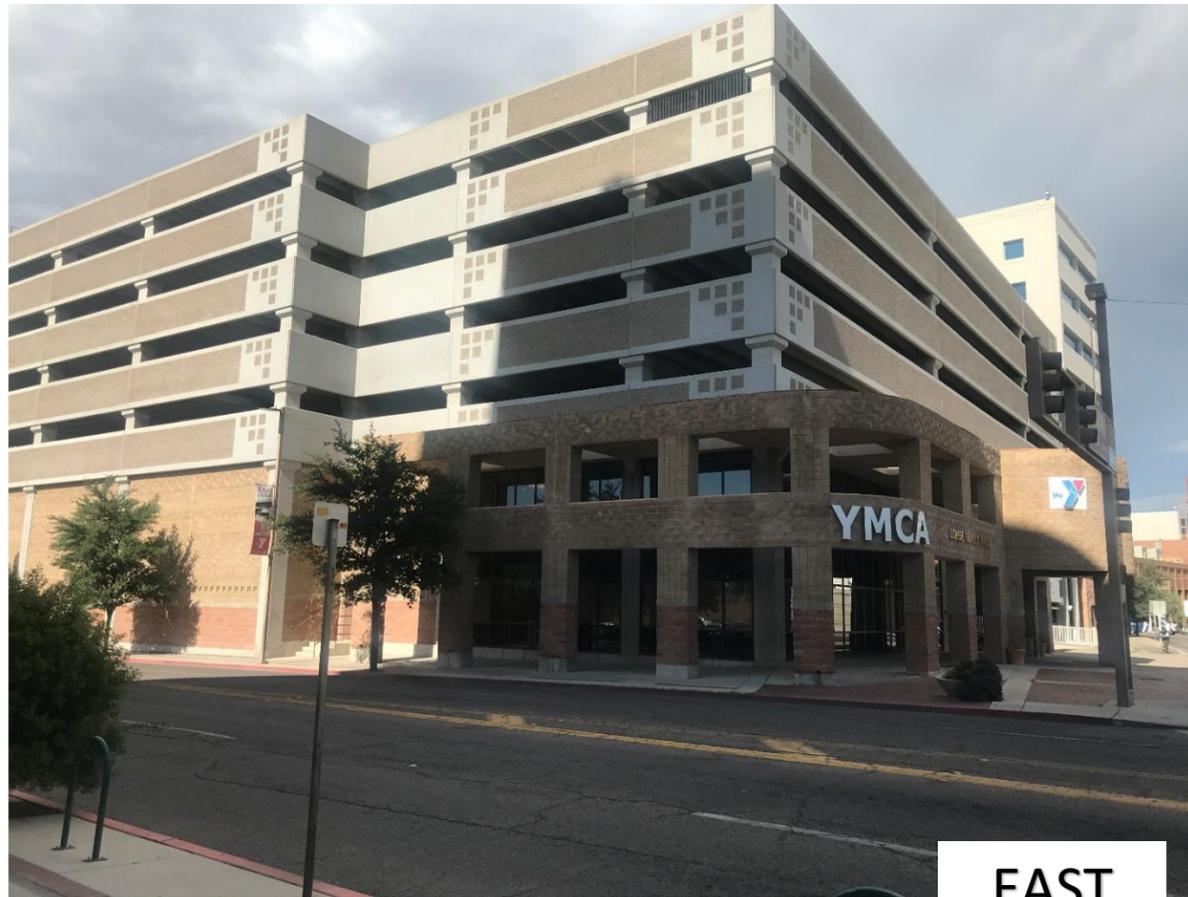


CANOPY



STONE FAILURE

ELEVATION DETAILS



EAST



SOUTH



WEST



SOUTHEAST

SURROUNDINGS



September 6, 2017

City of Tucson, Design Review Board

RE: 177 North Church Avenue – Transamerica Building
Rio Nuevo Building Design Standards Response

Dear Members of the Design Review Board,

The following comments relate directly to UDC Section 5.12.7.C Rio Nuevo Area Building Design Standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights. **Response: NA**
2. All new construction shall maintain the prevailing setback existing within its development zone. **Response: NA**
3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies. **Response: Existing building design incorporated these elements. Proposed work does not alter the character of these elements.**
4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features. **Response: Existing building design meets this requirement. Proposed work does not alter these features.**
5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades. **Response: Existing building design meets this requirement. Proposed work does not alter these features.**
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting. **Response: Proposed work does not alter existing building and window lighting.**
7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies. **Response: Existing building design meets this requirement. Proposed canopy restoration/recladding will continue to meet this requirement.**
8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade. **Response: The proposed new cladding material will replicate original building color and cladding profile. Some original design elements may be able to be restored based on the feasibility after demolition.**

9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare. **Response: Selected recladding materials are non-reflective.**
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided. **Response: NA**
11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson. **Response: A shading study has been provided demonstrating the property currently exceeds the 50% requirement as defined in UDC Section 5.12.7.D.4.b.**
12. Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal. **Response: The proposed new material colors will replicate the currently existing material colors.**
13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea. **Response: The proposed new material (Alucobond) is contextually in keeping with the existing building spandrel panel materials.**
14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building. **Response: Existing building contains a mix of retail (restaurant) and office uses.**
15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas. **Response: Existing building meets this requirement and proposed work will not affect location of public entries.**

Sincerely,



**William Williams, AIA | NCARB | LEED AP
Partner/VP**



2 SITE PLAN
SCALE: 3/32" = 1'-0"

SITE INFORMATION

OWNER'S NAME	TA BUILDING CORP.
PROJECT ADDRESS	177 N CHURCH AVE, TUCSON, AZ
PROJECT PARCEL ID	XXXXXX
PROJECT DESCRIPTION	TRANSAMERICA FACADE MODIFICATION
ZONING	OCR-2
OVERLAY ZONES	DOWNTOWN AREA INFILL INCENTIVE DISTRICT
LEGAL DESCRIPTION	TUCSON LOTS 4 5 6 7 EXC PTN LOT 4 DED TO CITY FOR STREET WIDENING BLK 181



1 LOCATION MAP
SCALE: NTS

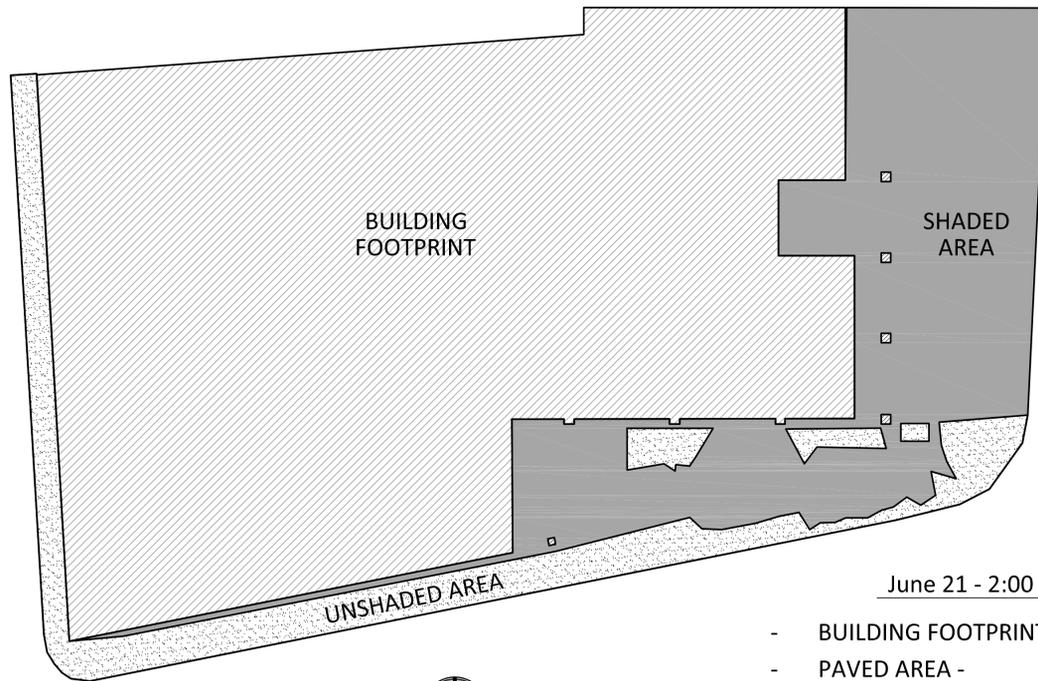
**Engberg
Anderson
ARCHITECTS**
2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701

OWNER/DEVELOPER
TA BUILDING CORP
177 N. CHURCH AVE, SUITE 200
TUCSON, AZ 85701

SITE ADDRESS
177 N. CHURCH AVENUE
TUCSON, ARIZONA 85701

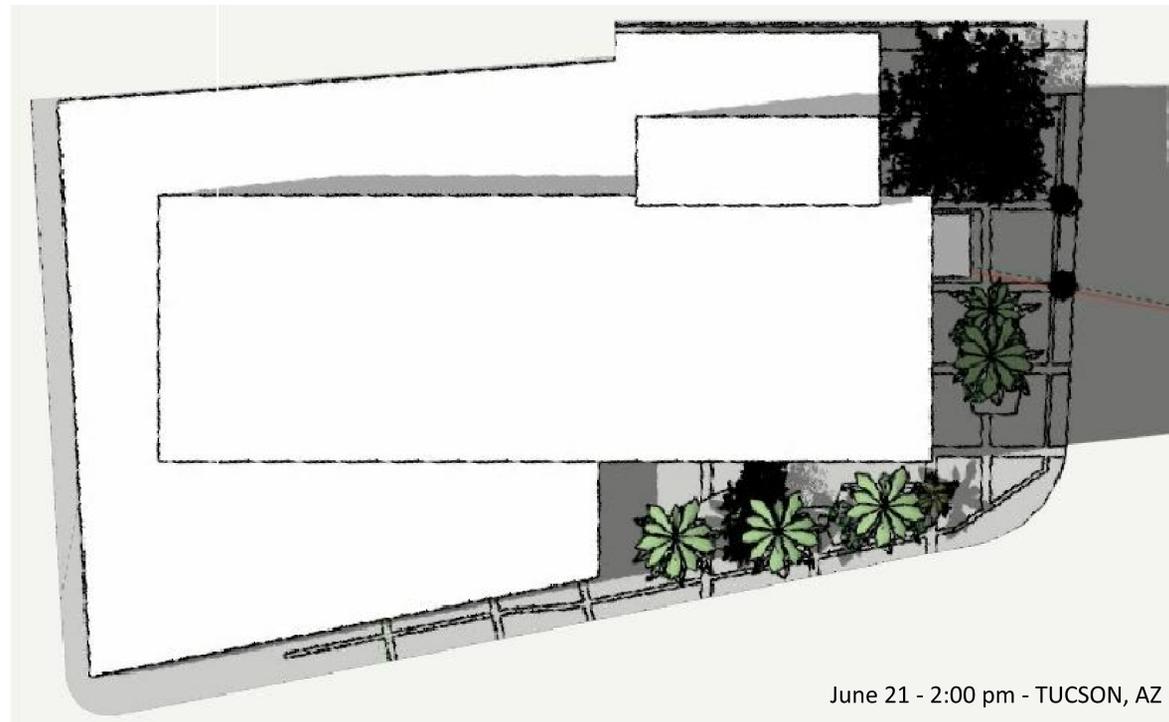
**TRANSAMERICA FACADE MODIFICATION
SITE PLAN**

9-14-2017 **1**



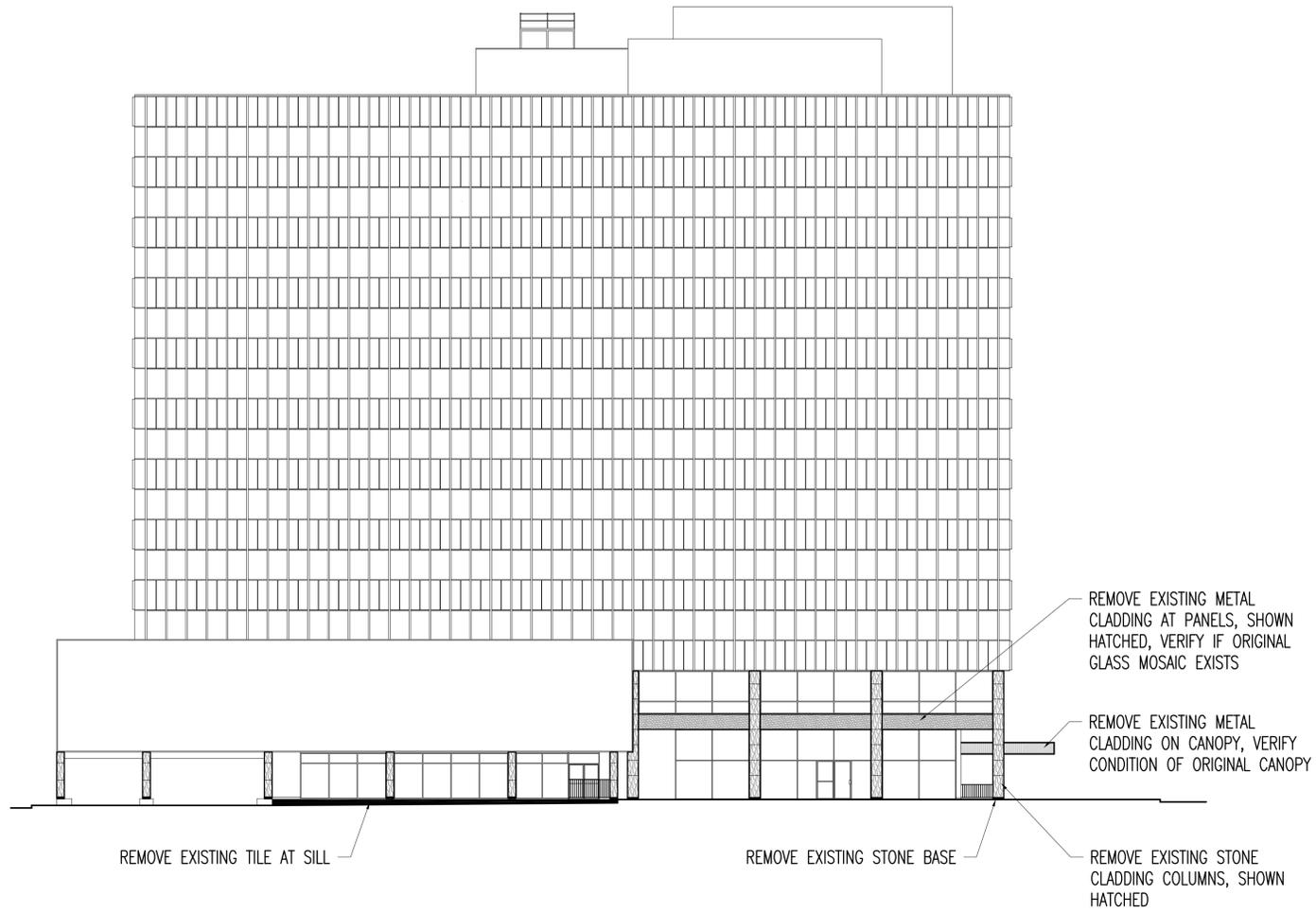
2 SHADE DIAGRAM
SCALE: NTS

- June 21 - 2:00 pm - TUCSON, AZ
- BUILDING FOOTPRINT - APPROX. 20,025 S.F.
 - PAVED AREA - APPROX. 9,463 S.F.
 - SHADE AREA - APPROX. 6,597 S.F.
 - UNSHADED AREA - APPROX. 2,866 S.F.
- SHADED AREA = 70% OF PAVED AREA

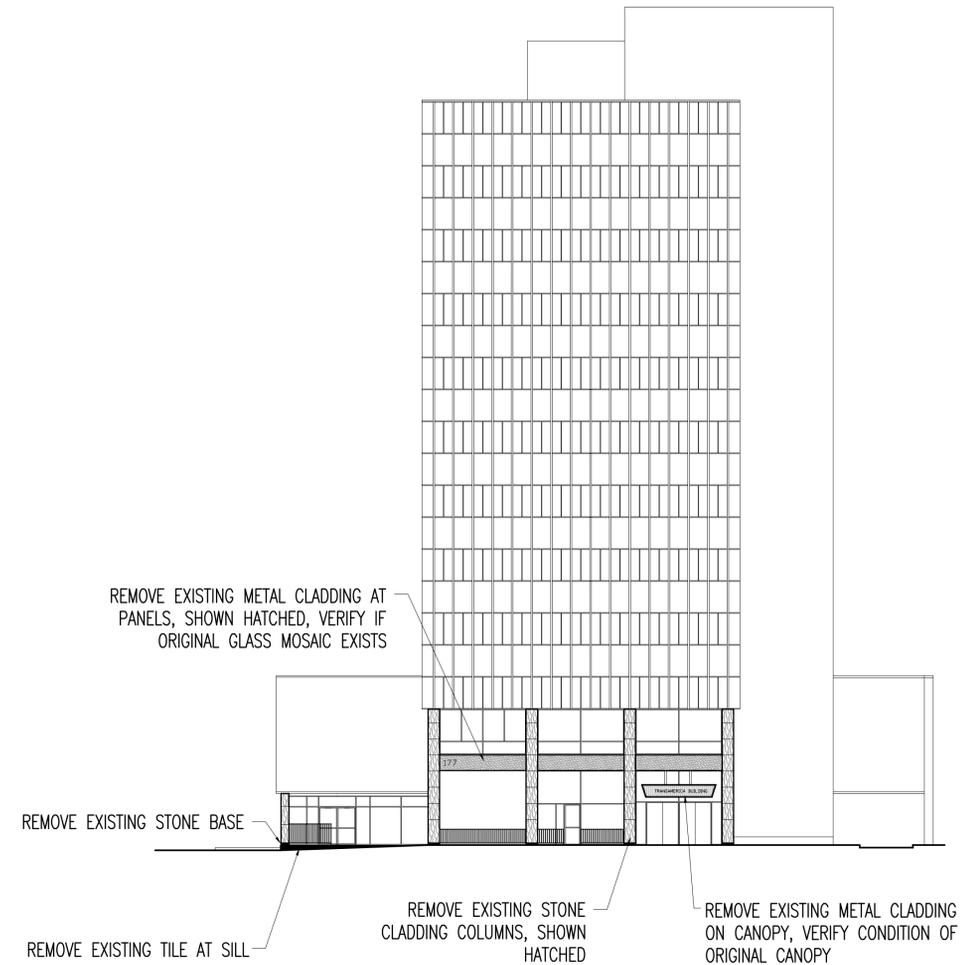


1 TOP VIEW - SHADE RENDERING
SCALE: NTS

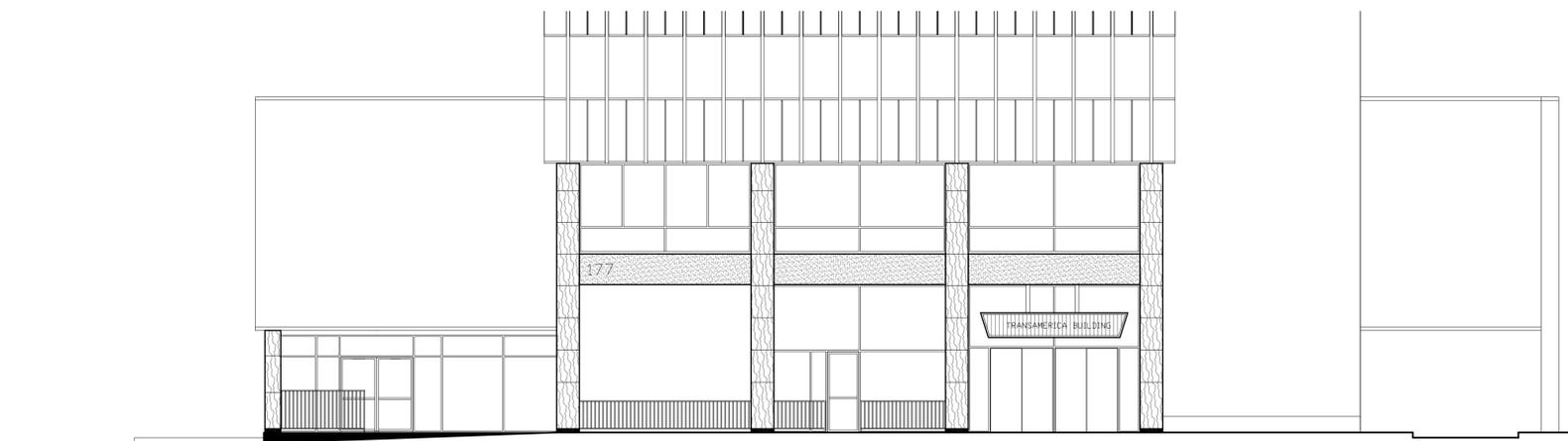
 <p>2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701</p>	<p>OWNER/DEVELOPER TA BUILDING CORP 177 N. CHURCH AVE, SUITE 200 TUCSON, AZ 85701</p>
	<p>SITE ADDRESS 177 N. CHURCH AVENUE TUCSON, ARIZONA 85701</p>
<p>TRANSAMERICA FACADE MODIFICATION SHADE STUDY</p>	
<p>9-14-2017</p>	



1 EXISTING SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/16"=1'-0"



3 ENLARGED EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



**Engberg
Anderson
ARCHITECTS**

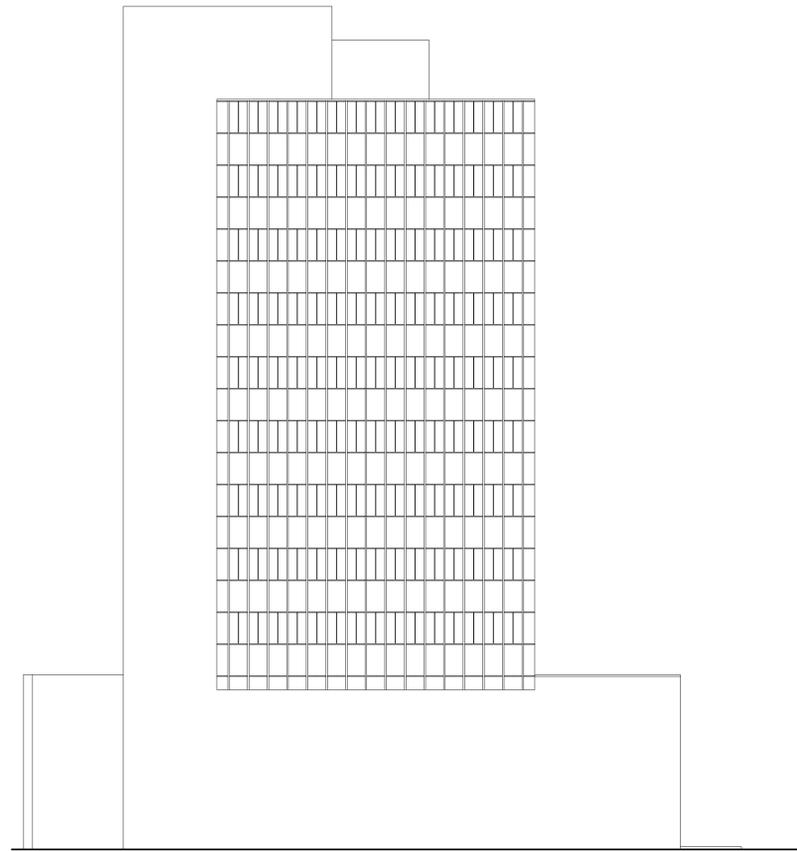
2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701

OWNER/DEVELOPER
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177 N. CHURCH AVE, SUITE 200
TUCSON, AZ 85701

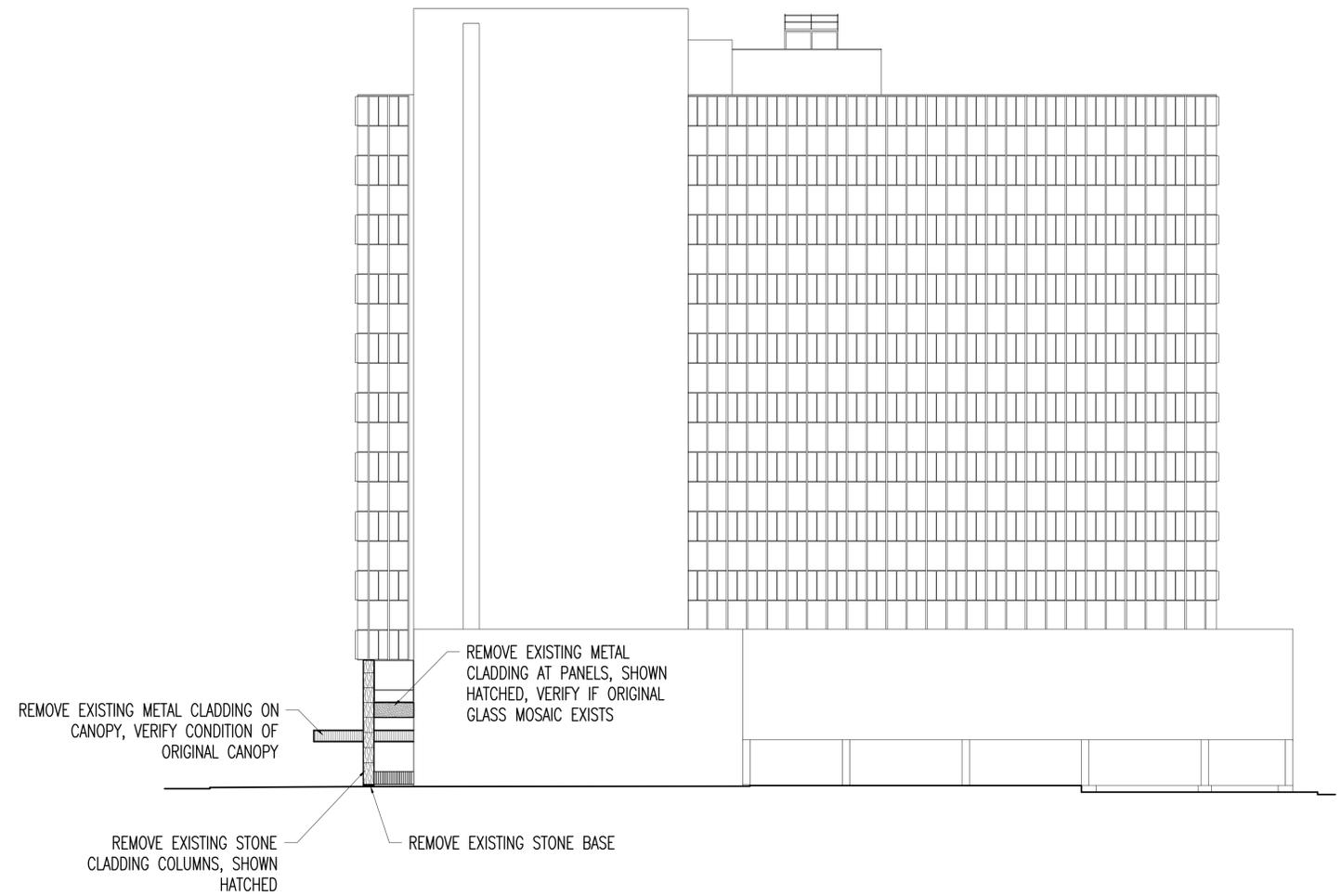
SITE ADDRESS
177 N. CHURCH AVENUE
TUCSON, ARIZONA 85701

**TRANSAMERICA FACADE MODIFICATION
EXISTING ELEVATIONS**

9-14-2017



3 EXISTING WEST ELEVATION
SCALE: 1/16"=1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/16"=1'-0"

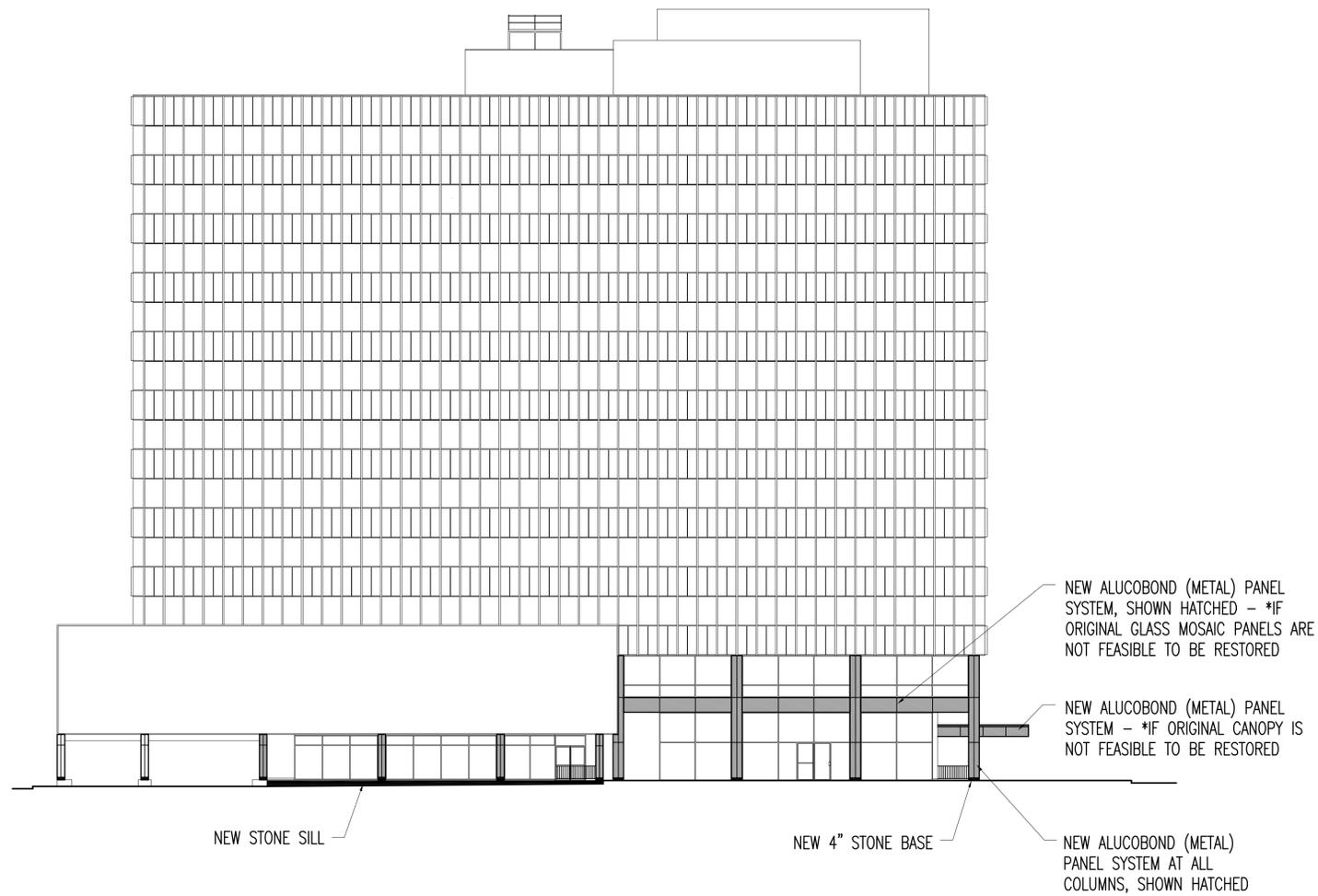
**Engberg
Anderson
ARCHITECTS**
2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701

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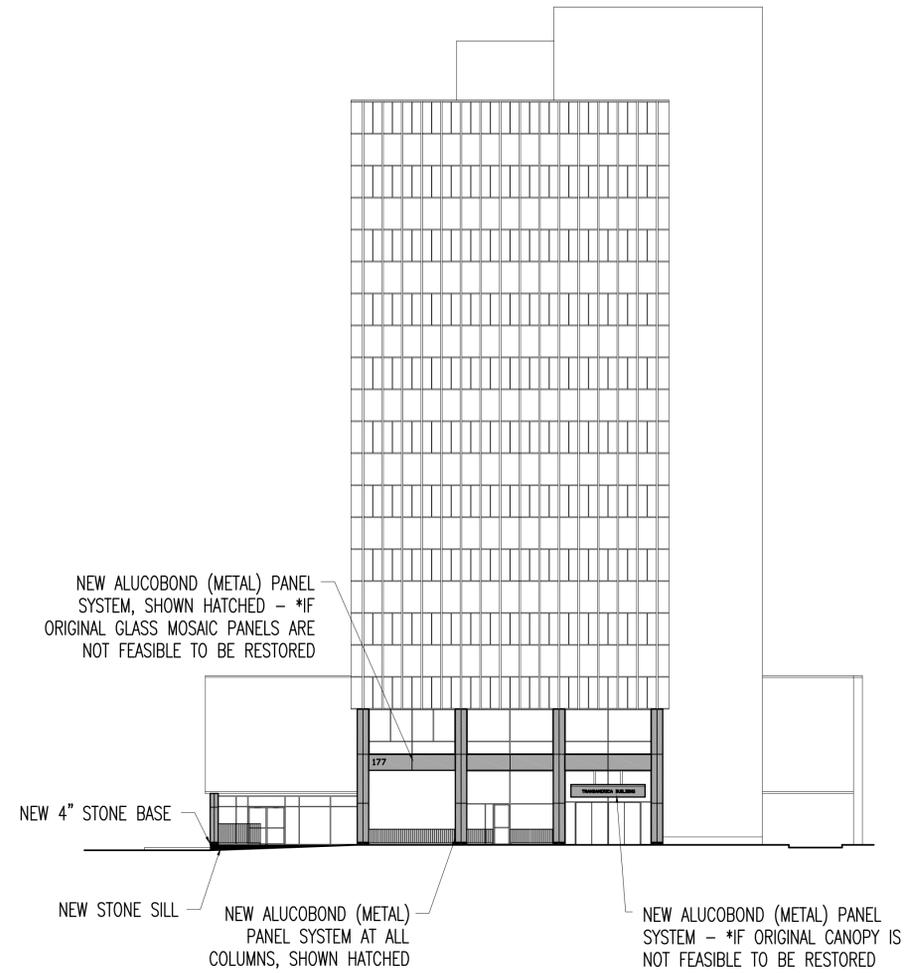
SITE ADDRESS
177 N. CHURCH AVENUE
TUCSON, ARIZONA 85701

**TRANSAMERICA FACADE MODIFICATION
EXISTING ELEVATIONS**

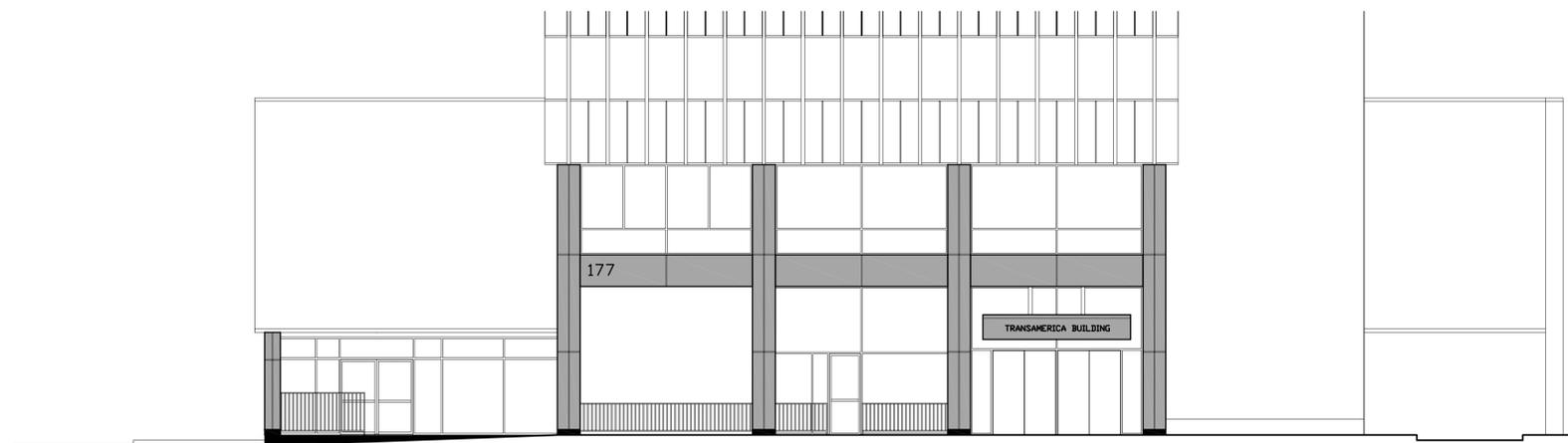
9-14-2017



1 PROPOSED SOUTH ELEVATION
SCALE: 1/16"=1'-0"

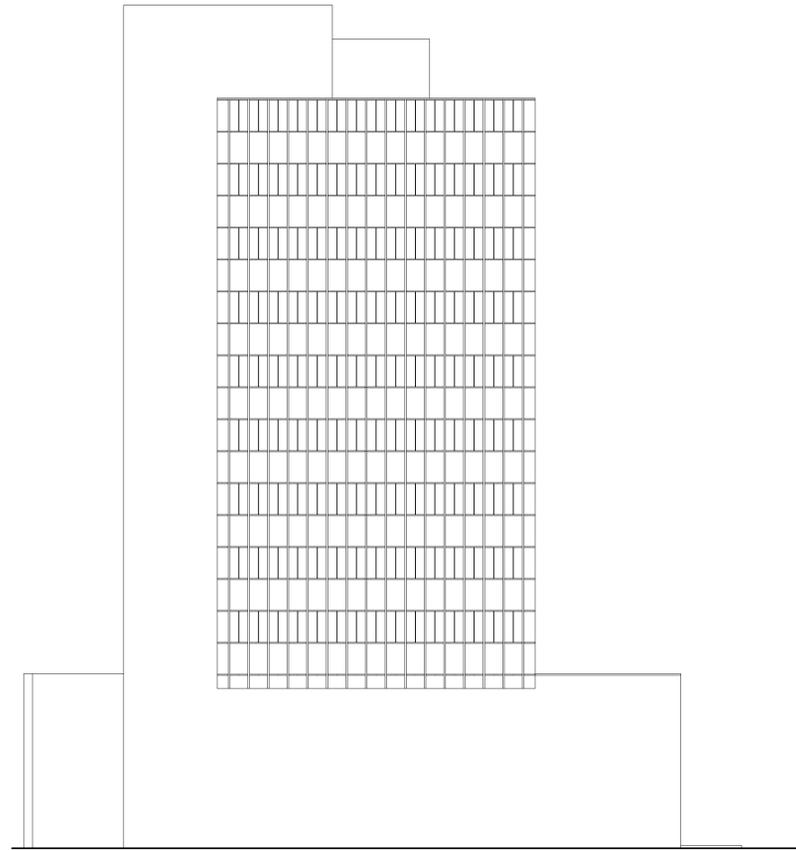


2 PROPOSED EAST ELEVATION
SCALE: 1/16"=1'-0"

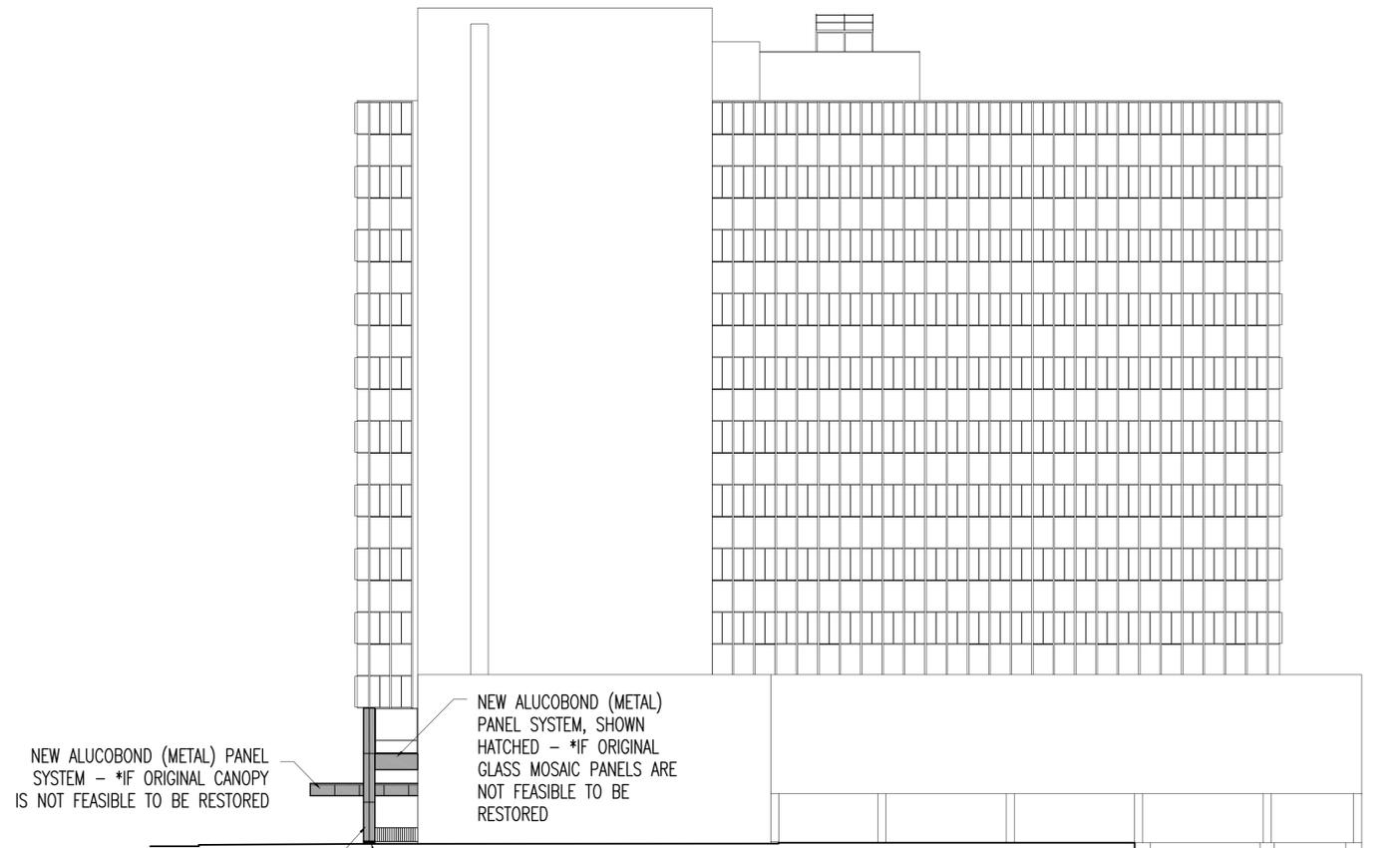


3 ENLARGED PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"

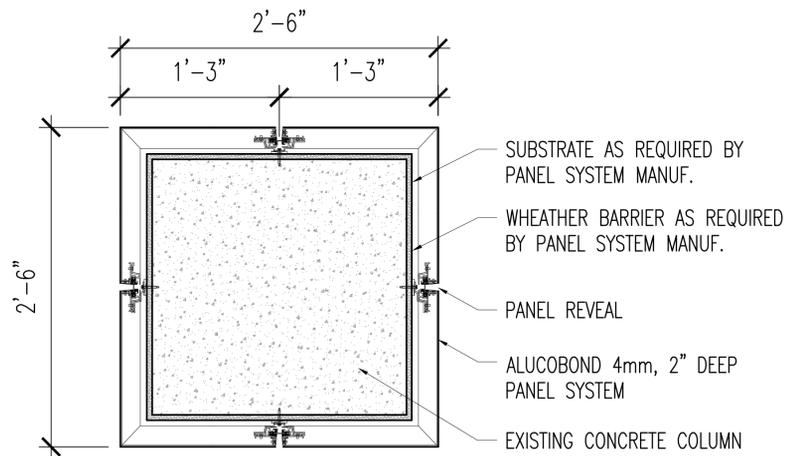
 <p>2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701</p>	<p>OWNER/DEVELOPER TA BUILDING CORP 177 N. CHURCH AVE, SUITE 200 TUCSON, AZ 85701</p>
	<p>SITE ADDRESS 177 N. CHURCH AVENUE TUCSON, ARIZONA 85701</p>
<p>TRANSAMERICA FACADE MODIFICATION PROPOSED ELEVATIONS</p>	
<p>9-14-2017</p>	



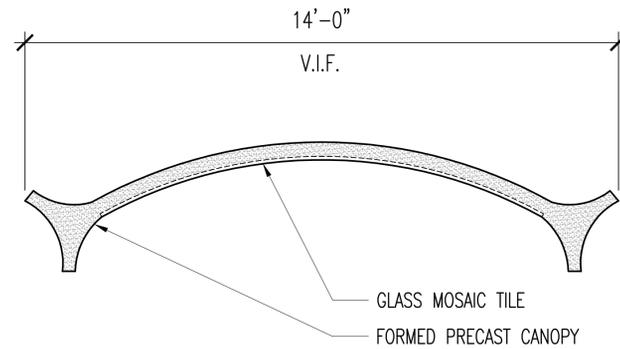
3 PROPOSED WEST ELEVATION
SCALE: 1/16"=1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/16"=1'-0"



6 COLUMN DETAIL
SCALE: 1 1/2"=1'-0"



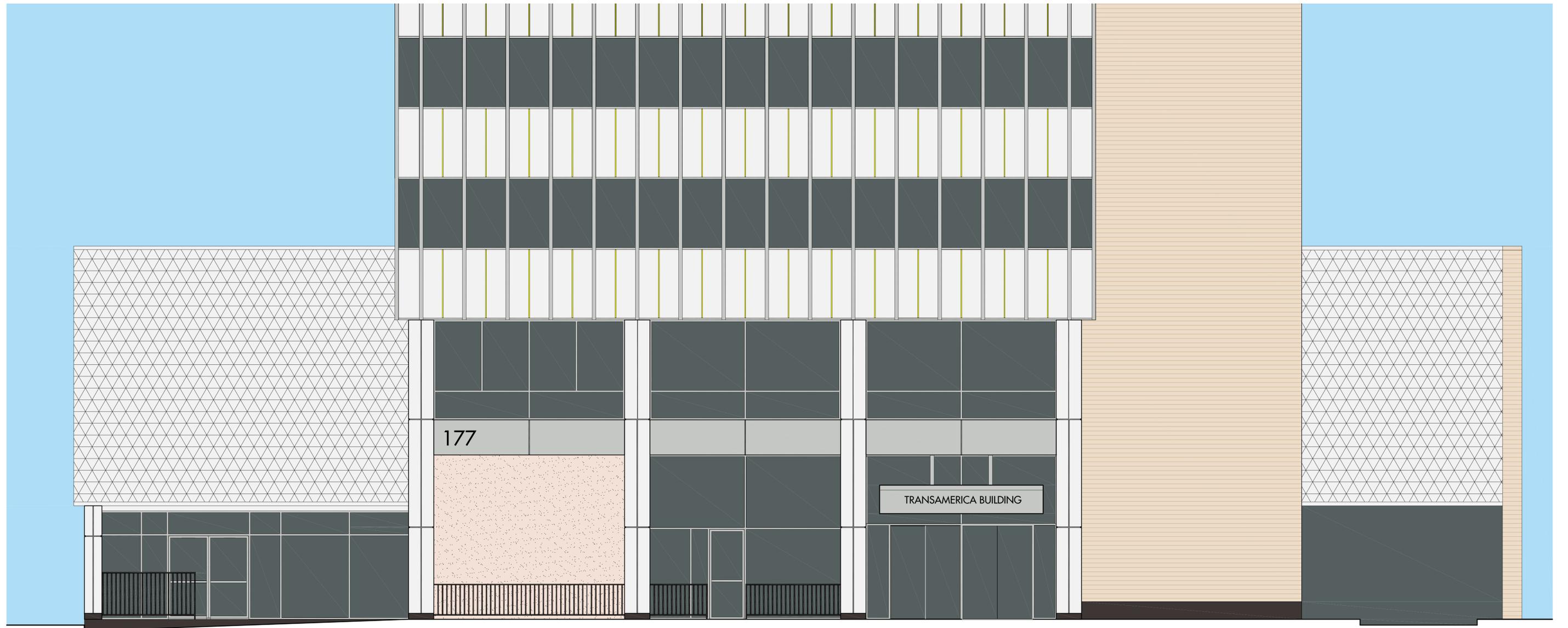
5 ORIGINAL CANOPY
SCALE: 1/2"=1'-0"

ORIGINAL CANOPY DESIGN PER ARCHIVE DRAWINGS, VERIFY IF IT STILL EXISTS UPON DEMO OF EXISTING METAL CLADDING - VERIFY CONDITION AND FEASIBILITY OF RESTORING

 2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701	OWNER/DEVELOPER TA BUILDING CORP 177 N. CHURCH AVE, SUITE 200 TUCSON, AZ 85701
	SITE ADDRESS 177 N. CHURCH AVENUE TUCSON, ARIZONA 85701

TRANSAMERICA FACADE MODIFICATION
PROPOSED ELEVATIONS

9-14-2017



REFER TO SHEET 5 FOR MATERIAL NOTES


**Engberg
Anderson**
 ARCHITECTS
 2 E CONGRESS STREET, #900, TUCSON, ARIZONA 85701

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SITE ADDRESS
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 TUCSON, ARIZONA 85701

TRANSAMERICA FACADE MODIFICATION
COLORED ELEVATION

9-14-2017

ACM

ARIZONA COMPOSITE METALS

A Division of Arizona Glass Specialists

SRS DETAIL

