



Evaluation of Historic Property for the City of Tucson

1409 East Broadway

May 22, 2016



Background:

Poster Frost Mirto has been hired by HDR Inc. to assess nine City-of-Tucson-owned historic structures (listed, contributing, or eligible to be listed) as part of the ongoing Broadway Boulevard realignment and widening project managed by the City of Tucson Department of Transportation. The City of Tucson will use the assessments and documentation to determine the most feasibility future for these structures.

The following is the Scope of that Work:

OUTLINE OF BROADWAY PROPERTY REPORTS

PART 1 – BUILDING ASSESSMENT (This document will serve as the basis for a cost-benefit evaluation for the preservation of these structures.)

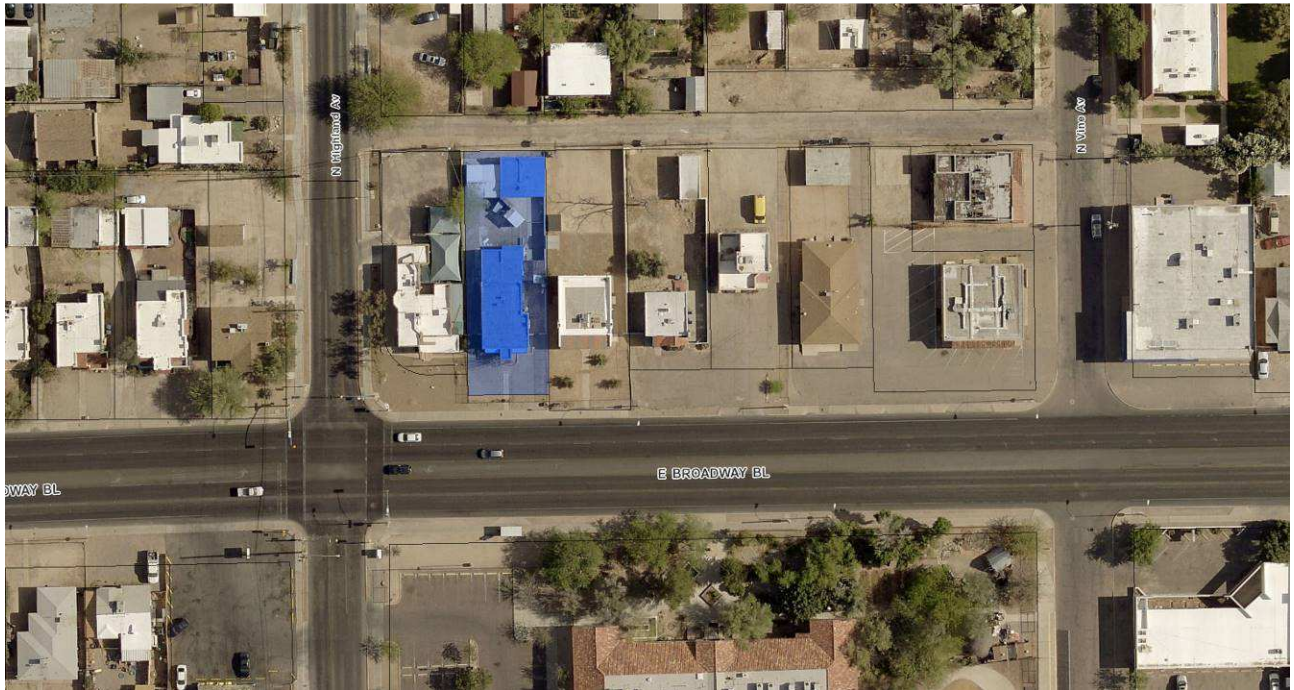
1. For each structure, prepare an introductory narrative, a brief history, National Register status, other historic status, etc.
2. Prepare a drawing of the existing building and site. Show sequence of construction, where appropriate
3. Prepare a basic building condition assessment, evaluating the condition of the building and the repairs and improvements required to make it a safe and occupiable structure. The assessment is basic without the input from specialized engineering sub-consultants.
4. Recommend an appropriate rehabilitation strategy.
5. Prepare a rough cost estimate for that rehabilitation strategy.
6. (Valuations or appraisals of the after-rehabilitation property are outside the expertise of the architect and excluded from this scope of work.)

PART 2 – DOCUMENTATION (Stand Alone) to the standard of HABS 3 of the Secretary of the Interior Standards for Historic Preservation. (This document will suffice as the appropriate documentation in the event this historic structure is demolished.)

1. Prepare a measured floor plan, site plan, and major elevations.
2. Photo Documentation
 - a. Exterior elevations
 - b. Interior Rooms
 - c. Special details
3. Description of materials
4. Inventory form (updated by current inspection, correct as necessary).

Introduction:

The house is located at 1409 East Broadway in the Rincon Heights neighborhood. It is not a contributing structure in the Rincon Heights National Register Historic District. Assessor records and the Rincon Heights Historic District Inventory Form indicate a construction date of 1947. This is incorrect. This date is not consistent with the style and location of the structure, it is more likely that the building was constructed in the 1920's (1924 is shown on the 1967 permit), the garage on the north was built at the same time, and that several additions were added at later dates. Building permit drawings indicate that the original Broadway façade was removed and the front section of the building was added in 1967. The Assessor records also list the building square footage as 1,973 square feet. It is zoned R-2. The parcel is 7,500 SF.

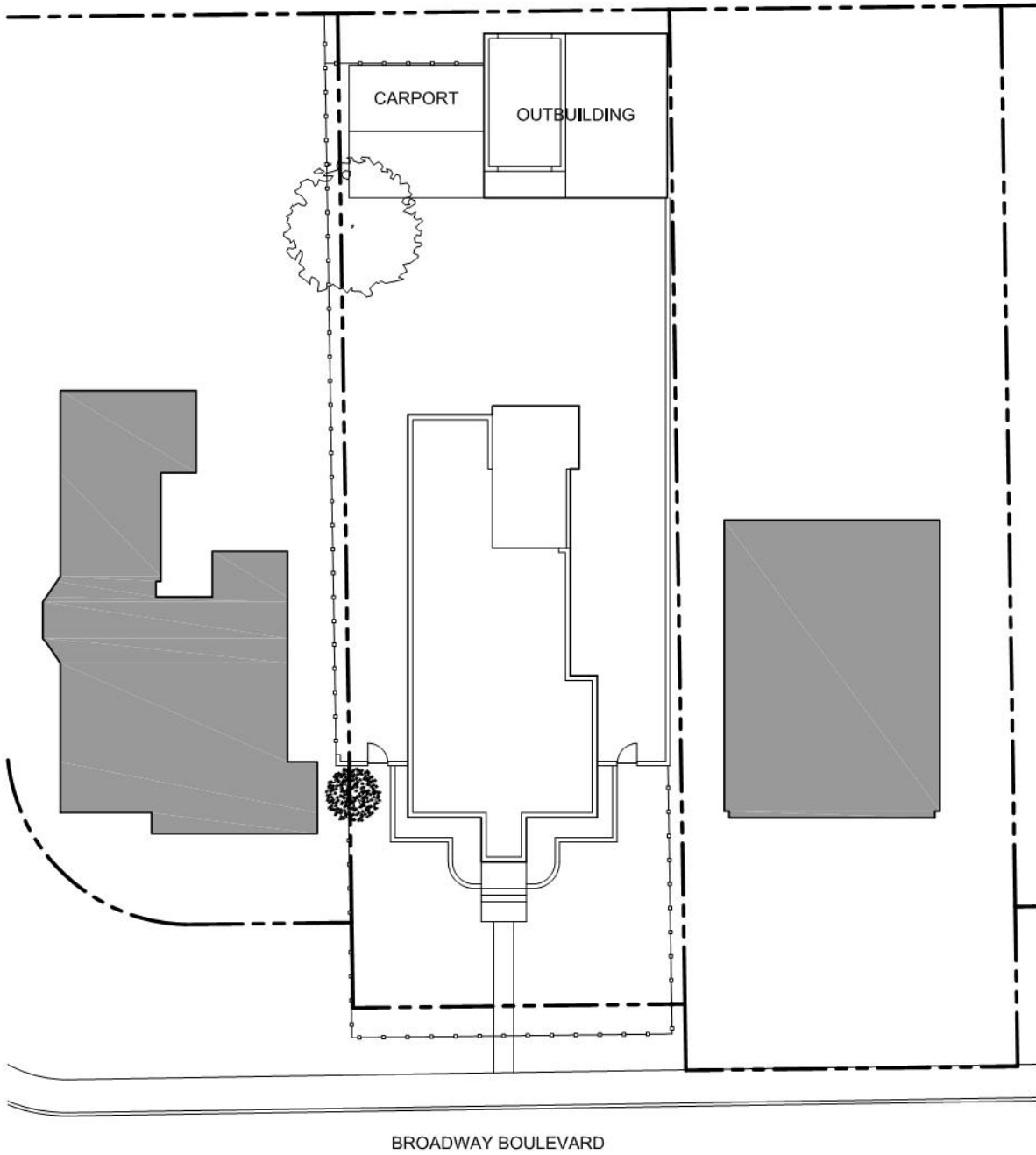


1409 East Broadway in Barrio Rincon Heights.

Building Description:

1409 East Broadway sits one house east of the northeast corner of Highland and Broadway. The residence at 1409 East Broadway consists of an eight-room double-brick structure that measures approximately 1,973 square feet and a three-room double-brick outbuilding. The original configuration of the main building was considerably smaller, approximately 850 SF.





DRAWING NO:
1409.0

PROJECT:
1409 E BROADWAY

PROJECT NO:
PFM #1253

DATE:
5.17.16

DRAWING: SCALE:
FLOOR PLAN 1" = 20'-0"

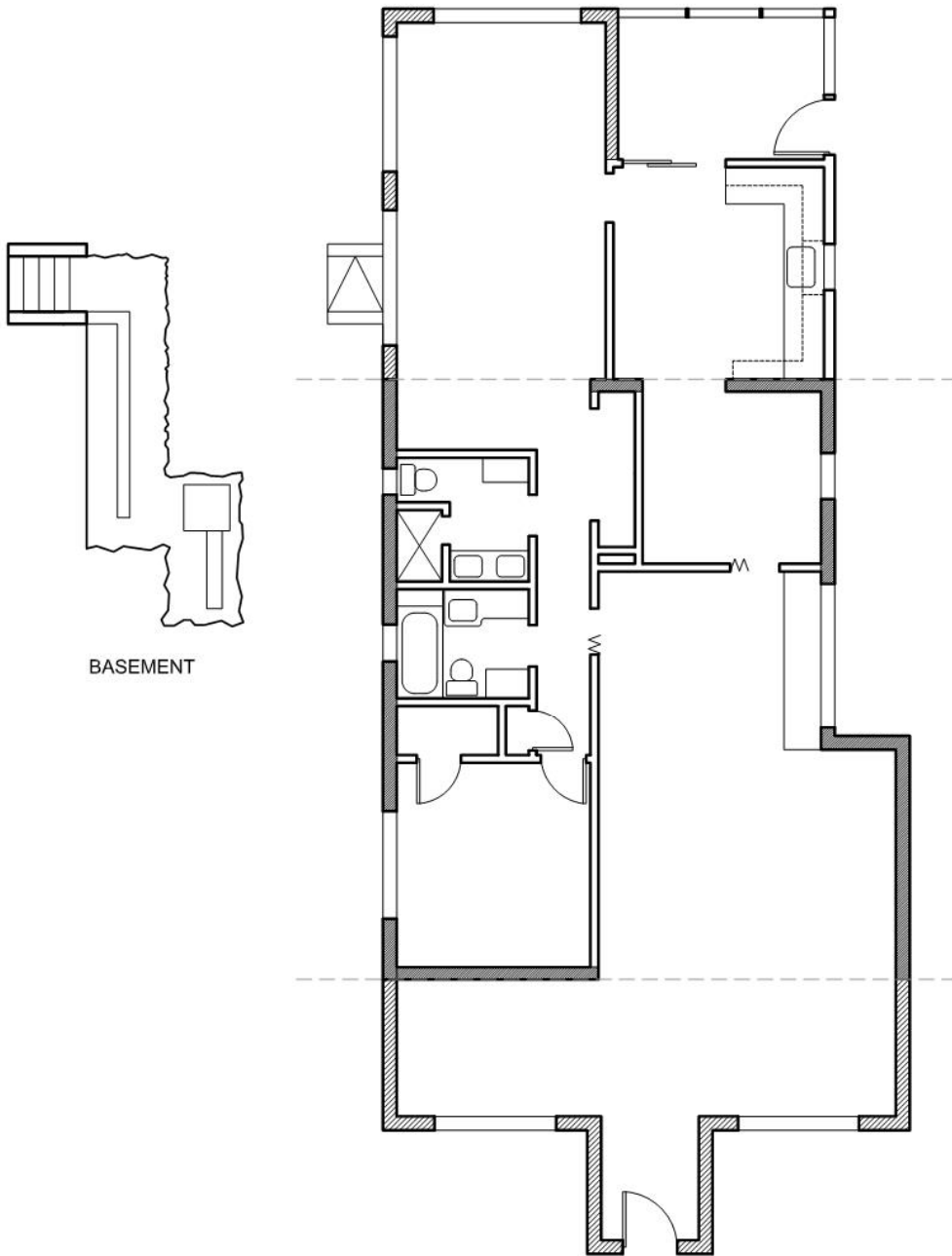


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DRAWING NO:
1409.1

PROJECT:
1409 E BROADWAY

PROJECT NO:
PFM #1253

DATE:
5.10.16

DRAWING: SCALE:
FLOOR PLAN 1/8" = 1'-0"



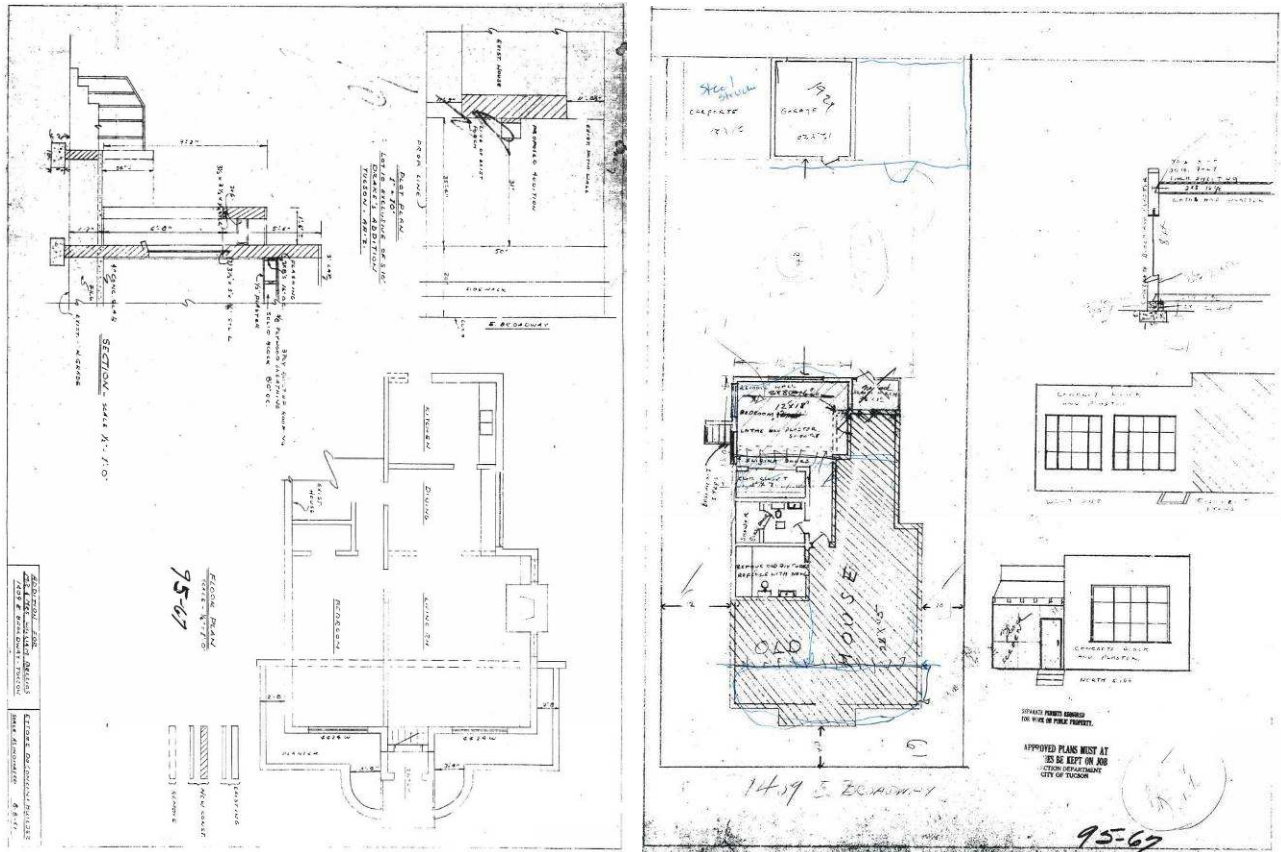
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Building History:



The core of the building and the garage in the north center of the lot were built in 1924 as a Mission Revival structure. In 1967, according to the permit set above, the original façade was torn off and a new contemporary façade with a different brick parapet cap (grey arrow below) was built, extending the façade toward Broadway. The original foundation is apparent because of the A-Mountain basalt stone (red arrow below) that faces the stemwall. The south façade addition does not have this detail. The parapet details are consistent between the older part of the mainhouse and the original garage. The old core building has original wood windows (yellow arrow below). Additions to the south and to the garage were also added later with different windows, construction materials and design. The building is in very poor condition with major structural failures and the almost complete destruction of the original character-defining interior elements. In our view, the building has lost substantial integrity and is no longer eligible as a contributing structure to the Rincon Heights Historic District. Despite numerous errors in the original Historic Inventory Form, we are in agreement with its ultimate conclusion that the building is not eligible as a Contributing Structure to the National Register District Nomination.



Exterior Construction:

The building is constructed of double-wythe red brick with a painted stucco finish on the exterior. The parapet of the building features ornate stepped corners. Some of the steps feature concave curves. The first and last courses of brick are stepped out by approximately 1.5" to create bands. The building features an exposed basalt stone foundation with crawl space. The low slope roof is wood framed and drains to the north only.

Exterior Condition:

The exterior of the building is in poor condition. Large sections of stucco are missing from the east and west sides of the building. The original single hung wood windows are weather-beaten and in need of repair. Security bars have been installed at all windows and openings. The original stone foundation has been encapsulated in concrete along the entire west side. A portion of the roof has collapsed, see interior construction section for photos.



Exposed Brick and encapsulated stone foundation



Missing Stucco at chimney, weather-beaten windows

Interior Construction:

The interior partition walls of the residence are wood framed with wood lath and plaster. 4" wood base with a rounded edge occurs intermittently and appears to be original. Ceilings are plaster on wood lath. Floors are hardwood, and have been covered with vinyl in some areas. The fireplace has been infilled.

Interior Condition:

Water damage is prevalent throughout the entire residence. Large portions of the ceiling have collapsed and/or been removed. Paint is peeling from the walls. No flooring is salvageable. Signs of mold in several rooms. Interior doors and frames where present are in fair condition.



Collapsed beam and ceiling



Plaster ceiling damage

Additions:

A 275 SF addition was constructed at the south of the main building. The southern addition is double red brick with stucco and features prominent use of exposed red brick at the parapet cap, and framing the windows and doors. This exposed brick detailing is not present in the original building. The windows in this addition are steel sash. The eastern 2/3rds of the original southern façade of the building was removed as part of this addition – presumably a large wood beam has been installed to carry the remaining portion of the roof and masonry parapet above. The construction date for this addition is 1967.



Southern Addition



A 490 SF addition was constructed at the north of the main building, possibly in two phases. The majority of the addition is double wythe red brick. This portion of the addition has steel sash windows. The exterior detailing of this addition is out of character with the original building, stucco is carried down to grade with no expressed foundation, and there is no stepping or banding at the parapet. Also associated with this addition is a basement accessed by an exterior storm door. The sole purpose of the basement is to locate and provide access to a gas furnace. The basement is totally unfinished with dirt floors – it is open to the crawl space. The western half of the original northern façade of the building has been removed at the connection of this addition to the original main building. A wood beam had been installed to carry the load of the original parapet and roofing, but this beam has subsequently collapsed. It appears that the end of the beam was subject to chronic water exposure and rotted over time, eventually slipping out of its pocket in the masonry wall. A 6'x6' section of the roof is collapsed, and water is free to enter the building unimpeded. It should be noted that this location is directly above the basement, which does not appear to have been constructed to any building code, and possibly undermines the buildings foundation. Continued water infiltration in this area may lead to collapse of the masonry wall over time. The construction date for this addition is unknown.



Northern Additions



Outbuilding:

A 580 SF outbuilding is located north of the main residence. The building was originally a 250 SF garage constructed of double wythe red brick. The building features ornate stepped parapets similar to the main residence, and was likely constructed in the same period. The 330 SF addition added a living area, closet, and bathroom. The vehicle entrance off of the alley has been infilled with a wood frame wall. The addition is wood frame with wood paneling on the exterior and interior. Wood paneling has also been installed in the original garage space. A sliding glass door has been added to the south wall of the masonry garage area, this was likely a standard door originally. The opening connecting the original garage space to the addition was likely added at this time. The original build quality of the addition is very poor.

The condition of the outbuilding is poor. The building has seen very little maintenance over the years. Large sections of stucco are missing from the exterior. The exterior wood siding is in need of replacement. Exposed wood framing is weather-beaten and in some cases rotted.



Outbuilding North façade



Outbuilding South Facade



Original Garage Area Interior



Other outbuilding interior

Rehabilitation Strategy:

The entire property is in generally poor condition and the structural and historic integrity of the building is gone. The rehabilitation costs will be unusually high and the resulting product would be without corresponding market value or historic authenticity. **We recommend demolition.**

There are six main issues causing this conclusion:

- 1) Insensitive, poorly constructed additions that removed critical historic features (especial original south façade)
- 2) Structural collapse
- 3) Water damage
- 4) Deferred maintenance / weathering
- 5) Abatement
- 6) Code Compliance

If the building were to be rehabilitated, we would recommend the following approach:

- 1) General approach.
 - A. The frame portion of the addition at the north of the building is very poor quality and condition and should be removed entirely. This addition includes the kitchen which should be relocated one room to the south. All fixtures, casework, and finishes in the kitchen should be removed. The masonry portion of this addition is in relatively good condition and may remain.
 - B. The north addition is in good condition and may remain. (Removal of this addition should be considered in order to restore the building to its historic appearance. **Not in estimate.**)
 - C. The entire addition associated with the out building should be removed and the building should be converted back to a garage or storage space. Guest houses and second units are not permitted in zone R-2 for lots of this size.
 - D. Cost estimate for these improvements = \$8,500 + \$3,500 + \$22,000 = **\$34,000**
- 2) This investigation did not include an exhaustive examination of the structural system of the building. Seismic upgrades are likely required.
 - A. Connections of all beams installed in association with additions should be reviewed by a structural engineer. Likely required improvements are metal straps to connect walls to roof. This will be required for rezoning or change of use.
 - B. At the location of the collapsed beam, a new beam should be installed. The connection detail of this beam to the wall will need to be designed by a structural engineer.
 - C. The furnace should be removed from the basement and the basement should be infilled with engineered fill to prevent further structural collapse.
 - D. Exposed exterior brick should be repointed.
 - E. Collapsed brick should be reconstructed.
 - F. Cost estimate for these improvements = \$5,100 + \$4,100 + \$9,200 + \$4,100 + \$3,950 = **\$26,450**
- 3) Remove all existing roofing down to wood deck – inspect deck for damage and replace sections as needed. If damage to deck is widespread, overlay with new ¼” OSB sheathing. Provide new built up roofing. Check slopes and sizing of roof scuppers to ensure that roof drains properly – assume replacement and enlargement of all thru wall scuppers. Cost estimate for these improvements = **\$11,500**

4) Additional efforts:

- A. Remove and discard all sheet and tile flooring. Existing hard wood may be able to be refinished in some areas, but pervasive water damage makes this less likely. Provide with new wood, LVT, or sheet flooring
- B. Restore wood windows.
- C. Abate and reglaze steel sash windows.
- D. Make minor repairs to interior doors.
- E. Repaint interior.
- F. Provide stucco finish at exposed brick.
- G. Paint entire exterior.
- H. All interior plaster finishes should be scraped and sanded to remove loose plaster and peeling paint. A bonding agent and skimcoat of imperial plaster should be applied to all wall and ceiling surfaces – where plaster is missing entirely from masonry, new metal lath should be fastened to the masonry and the wall replastered.
- G. Cost estimate for these improvements = $\$12,500 + \$8,500 + \$3,100 + \$1,850 + \$3,400 + \$4,100 + \$3,800 + \$7,100 = \mathbf{\$44,350}$
- H. Hazardous materials testing reports were not available at the writing of this report. It can be assumed that the project contains both lead paint and asbestos containing materials. A comprehensive Hazardous materials testing report should be ordered for this project and its findings followed. Cost estimate for these improvements = **\\$5,000**

5) Sub-systems

- A. Check electrical and trouble-shoot. Assume all new = \$10,500
- B. Check mechanical and trouble-shoot. Assume all new A/C = \$14,500
- C. Check plumbing and trouble-shoot. Assume all new = \$15,500
- D. Cost estimate for these improvements = **\\$40,500**

Cost Estimate:

Total construction cost	=	\$161,800
GC + P + OH + Tax + Bond (@23%)	=	\$ 37,214
Contingency at 15%	=	\$ 28,852
Total	=	\$228,866

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 298-D153 Survey Area: Rincon Heights Historic District

Historic Name(s):
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 1409 E. Broadway Blvd.

City or Town: Tucson vicinity County: Pima Tax Parcel No. 124080630

Township: 14.0 S Range: 14.0 E Section: 7 Quarter Section: Acreage: .2

Block: 26 Lot(s): 10 Plat (Addition): Drakes Resub Year of plat (addition):

UTM reference: Zone: Easting: Northing: USGS 7.5' quad map:

Architect: not determined known (source: _____)

Builder: not determined known (source: _____)

Construction Date: 1947 known estimated (source: Pima County Assessor)

STRUCTURAL CONDITION

- Good *(well maintained, no serious problems apparent)*
- Fair *(some problems apparent)* Describe: _____
- Poor *(major problems; imminent threat)* Describe: _____
- Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Domestic/Single Dwelling

Sources: _____

PHOTO INFORMATION

Date of photo: 4-8-08/E Erly
View Direction *(looking towards)*
North-East
Negative No.: D153



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
Community Planning and Development in Tucson, Arizona 1881-1970

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)
Modern Movement:Ranch Style. Square plan with projecting square plan enclosed entry, brick trim around doors and windows and as coping on parapet, brick stairs to entry, aluminum awnings over front windows, attic vents, exposed end chimney, curved iron railings at steps. Roof form is Flat with Parapet.

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION Original Site Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Security gates

3. SETTING (Describe the natural and/or built environment around the property)
6 ft decorative wrought iron fencing around front yard, desert landscape, garage behind house with alley access, concrete walkway to street

Describe how the setting has changed since the property's period of significance: Fencing, façade modifications

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Unknown Roof: Built up with polymer coating
Windows: Steel, Casement
If the windows have been altered, what were they originally? _____
Wall Sheathing: Stone
If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Brick trim

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually listed; Contributor Noncontributor to _____ Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.
Property is is not eligible as a contributor to a potential historic district.
 More information needed to evaluate. If not considered eligible, state reason: 6 ft decorative wrought iron fencing around front yard.

FORM COMPLETED BY:

Name and Affiliation: E. Erly, CALA
Mailing Address: U.A., P.O. BOX 210075, TUCSON, AZ 85721

***Evaluated as eligible for future historic district on Broadway project corridor.**

Date: 4/17/2008
Phone No.: (520) 621-2991