

TOWN OF PARADISE VALLEY

TOWN HALL FASCIA RESTORATION



Purpose of This Presentation

- Provide council information current condition of Town Hall fascia
- Provide council with alternative architectural renderings for restoration
- Provide council restoration cost alternatives



Town Hall History

- Town council approved funding of town hall 1972
- Architect Michael Goodwin hired 1972
- Groundbreaking of new Town Hall in 1973
- Town Hall complete in 1974





TOWN REPORTER

TOWN OF PARADISE VALLEY 6325 NORTH INVERGORDON ROAD
PARADISE VALLEY, ARIZONA 85253

VOLUME 5, NO. 1

SPRING 1973

Ground breaking gets Town Hall to auspicious start

On a bright and pleasant Sunday afternoon this spring people gathered to observe the opening of a new chapter in the history of their Town. On April 8 they watched Mayor E. Robert Tribken turn the traditional shovel of earth, a ceremony he graciously shared with Honorary Mayor Jack B. Huntress and Town Clerk Emeritus Helen E. Marston.

Mayor Tribken summarized the occasion in his welcoming remarks to the official launching of the new Town Hall, discussed and planned for many, many months. "It will really be our 'first' Town Hall," he said, "for we have been operating for the past 12 years in borrowed or rented quarters. In the beginning, Town business was

continued on next page

TWO GENTLEMEN step aside while Town Historian Helen Marston, former Town Clerk, turns token shovel of earth. At left Mayor Bob Tribken and Honorary Mayor Jack Huntress criticize technique.



Townpeople may help enhance Town Hall

An opportunity for Townpeople to participate in providing special amenities for the new Town Hall is being extended by the Building Committee headed by Honorary Mayor Jack B. Huntress.

In an open letter to residents Mr. Huntress said the Town Hall gave citizens their first major chance to make a contribution toward the future of the Town in a tangible way.

"Many citizens have said that

they would like to do something for the 'Town,'" Mr. Huntress wrote, "because they don't pay any Town taxes. They have an unusual affection for the community." This will give them an

continued on next page



MAYOR TRIBKEN keeps remarks brief as invited friends attend pleasant ceremony on sunny afternoon in lee of Camelback Mountain.

Townpeople from page one opportunity to express it, he told Town Reporter.

Town Hall from page one

transacted in Helen Marston's back bedroom. Later, when it became necessary to provide police protection and road maintenance, we were able to rent the space which we now occupy."

With crowded conditions, he emphasized, "a leaky roof, and termites trying to take over, the construction of the new building comes none too soon. Good government demands good facilities. I believe the Town of Paradise Valley is truly a town in transition. We are growing up."

Growth in mind

The building committee, Mayor Tribken pointed out, has looked ahead under the able direction of Jack Huntress and forecast the future needs of the Town. "Our Town Hall has been planned with growth in mind. The street compound has been significantly enlarged to provide for much-needed expansion of services in that department. The Marshal's department and the administrative offices also reflect the additional staff and services which will have to be provided as the Town grows. The Council room will provide comfortable, well-equipped surroundings for all public meetings." The sound and visual equip-

ment will make the room functional for a variety of uses and organizations, he pointed out. "The Court Room will be another multi-purpose room, adapting itself also to small private meetings. The new post office with its improved facilities will be appreciated by patrons and staff."

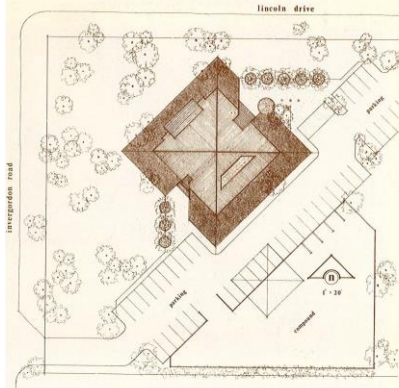
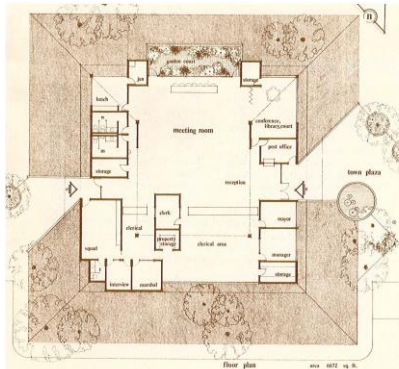
"It is our hope that the Town Hall will represent to all citizens, a 'home,' an oasis, in our desert."

Mayor Tribken paid tribute to Jack Huntress: "It is largely through his efforts that we are assembled today. Not only did he conceive the idea; he managed to operate the Town on a thrifty budget . . . enabling us to pay cash for the building, a remarkable achievement for any municipality, particularly one with no town tax."

New Town Historian

He described Helen Marston as "the first Town Clerk, the first manager, the first building inspector, the first postal clerk and the first street superintendent. At one time she was the entire Town staff, working at home without pay." Mrs. Marston is now Town Historian.

The next assembly on the site, Mayor Tribken said, would be to dedicate the new building. The Council room will symbolize the progress of our Town."



FINAL STAGES ARE REACHED in Town Hall refinements as Council approves layout changes. Banded earth around building will tend to bring large building in scale with the desert.



Town Hall roof past improvement



Town Hall Fascia Overview

- ❑ **Fascia Damage:** Fascia has been damaged over time from natural elements causing severe deterioration and damage presenting unpleasing aesthetic public appearance
- ❑ **Preservation:** Efforts have been made to repair damaged areas which have not resolved the underlying issue of water intrusion to the exposed portions of the wooden structure



Town Hall Fascia Damage

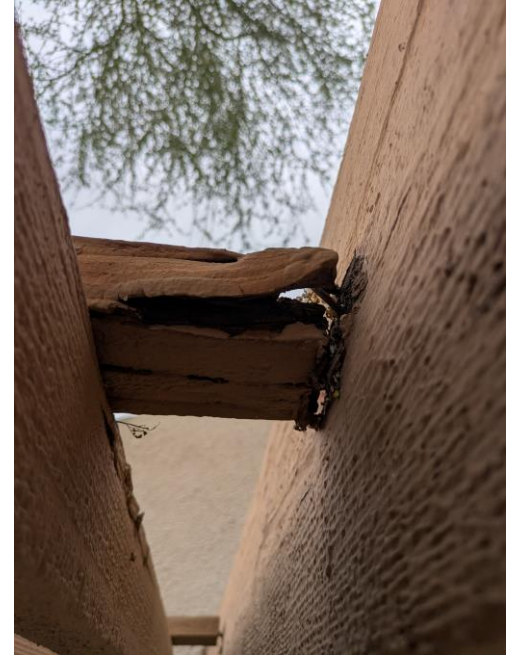


Town Hall Fascia Damage



Town Hall Patio

Failing support beams pose structural safety concerns



Fascia Restoration Options

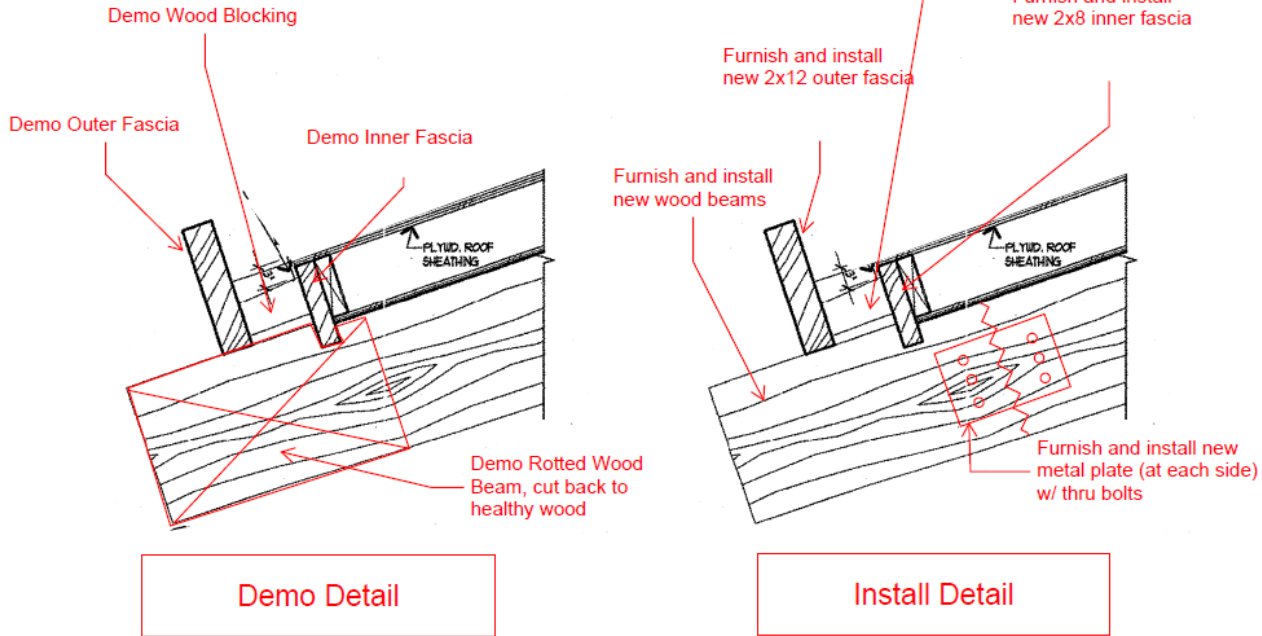
The next few slides are restoration alternatives while maintaining the architectural structure and heritage of Town Hall.



Base Bid

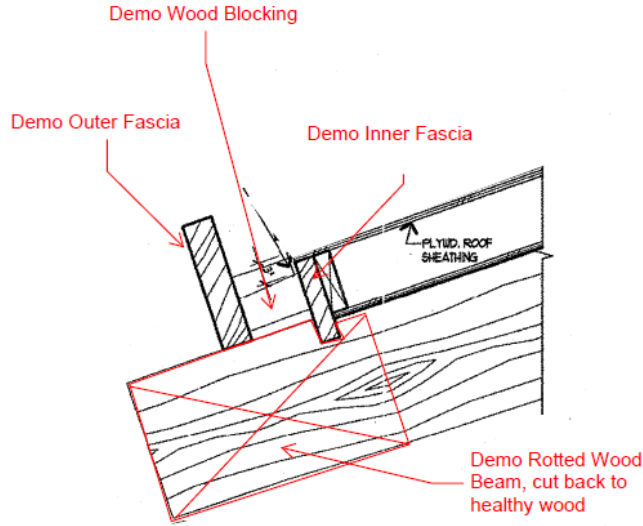
Standard replacement to replace wood, like for like, with steel plate connection on both sides.

Furnish and install new 2x6 wood spacers @ 48" O.C. - begin 24" from Purlin



Alternate 1

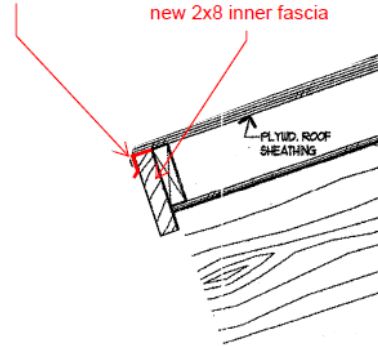
Demo decorative fascia, cut back beams to original fascia, remove and replace original fascia, add drip edge.



Demo Detail

Furnish and install metal panel drip edge

Furnish and install new 2x8 inner fascia

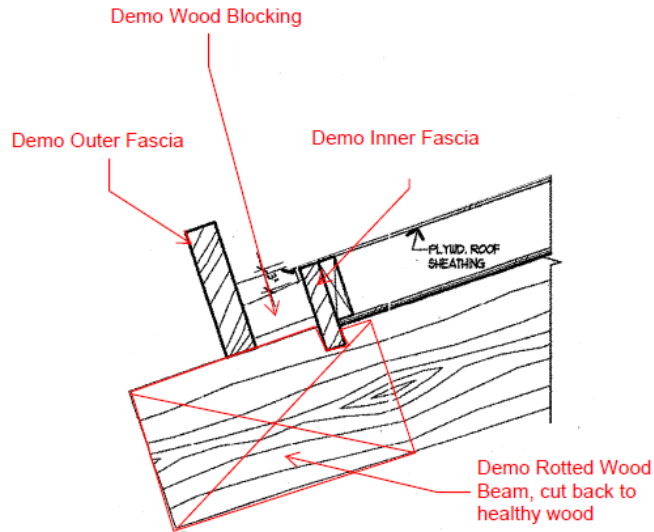


Install Detail

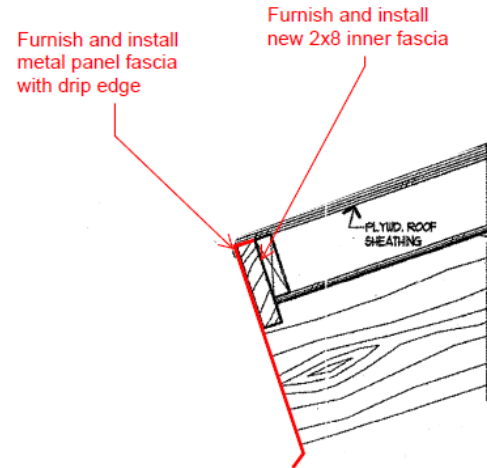


Alternate 2

Cut back beams to original fascia, remove and replace original fascia, add metal panel fascia.



Demo Detail



Install Detail

Proposed Alternate Costs

Full replacement (like for like)

- \$147,437.00 – Standard replacement to replace wood, like for like, with steel plate connection on both sides

Alternate # 1

- \$107,437.00 – Demo decorative fascia, cut back beams to original fascia, remove and replace original fascia, add drip edge

Alternate #2

- \$127,926.00 - Cut back beams to original fascia, remove and replace original fascia, add metal panel fascia

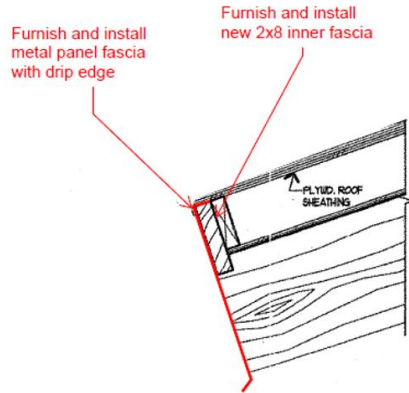
Replace back patio structure – this is an additional cost not included in the above options

- \$19,939.00 - Remove and replace back patio canopy



Summary

- ❑ **Staff Recommendation:** Remove outer fascia and reduce overhanging trusses and install metal panel with drip edge mitigating water intrusion and replace patio canopy for structural safety concerns



Install Detail



Questions

