

# MEMORANDUM



TO: Historic Preservation Commission  
FROM: Zachary J. Lechner, Senior Planner/Historic Preservation Officer (ex. 8870)  
DATE: 02/14/2023  
SUBJECT: Agenda Item 4: Gonzales-Martinez House Update

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Staff will provide the HPC with a brief update on the recent demolition of the non-historic elements of the Gonzales-Martinez House and associated outbuildings, located near the corner of 1<sup>st</sup> Street and Farmer Avenue, as well as information on the “mothballing” plan that the site developer, 1<sup>st</sup> & Farmer LLC, implemented to protect the remaining historic portions of the house.

**Attachments:**

- 1.) Gonzales-Martinez House Selective Demolition Plan
- 2.) Gonzales-Martinez House Mothballing Plan

Specifications

I. GENERAL REQUIREMENTS

I.1 SCOPE OF WORK: The project consists of selective demolition of building elements. Asbestos was previously identified in the building in an investigation by Hutzel & Assoc. (June 2023) and has been removed.

I.2 FIELD CONDITIONS: Verify all dimensions, elevations, and site conditions prior to commencing work, and notify the Architect of all discrepancies. Bring all conflicts present in the drawings to the attention of the Architect and obtain resolution prior to proceeding with construction.

I.3 CODES: All work shall comply with prevailing building codes in the jurisdiction having responsibility for the project, as identified in the project summary or code data.

I.4 PERMITS: Provide all necessary permits and approvals necessary by governing authorities.

I.5 METHODS AND TECHNIQUES OF CONSTRUCTION: The contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure and any surrounding structures during construction.

I.6 GENERAL CONDITIONS: AIA Document A201, latest edition as of the date of this contract, is hereby made a part of this contract by reference.

I.7 CLEAN-UP: Keep the premises clean and free from accumulated waste materials or rubbish at all times. At the completion of Work, remove all such materials and all tools, scaffolding and surplus materials and clean all parts of the work, including broom cleaning and vacuuming.

I.8 HISTORIC PRESERVATION: The existing building to remain is a historic structure. The intent of the construction documents is to preserve the historic elements of the building while removing certain nonoriginal elements as indicated. All work shall be executed in a manner as to avoid damage to existing materials to remain. Cleaning shall be done using the gentlest possible means.

2. SECTION 02 4100- DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Building demolition excluding removal of hazardous materials and toxic substances.
B. Selective demolition of building elements for alteration purposes.
C. Abandonment and removal of existing utilities and utility structures.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
3. Provide, erect, and maintain temporary barriers and security devices.
4. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
5. Do not close or obstruct roadways or sidewalks without permit.
6. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
7. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, intrude upon or limit access to their property.
8. Do not begin removal until receipt of notification to proceed from Owner.
9. Do not begin removal until built elements to be salvaged or relocated have been removed.
10. Protect existing structures and other elements that are not to be removed.
11. Provide bracing and shoring.
12. Prevent movement or settlement of adjacent structures.
13. Stop work immediately if adjacent structures appear to be in danger.
14. If hazardous materials are discovered during removal operations, stop work and inform Owner/Architect for additional instructions.
15. Perform demolition in a manner that maximizes salvage and recycling of materials.
16. Dismantle existing construction and separate materials.
17. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse.

3.02 EXISTING UTILITIES

- A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
B. Protect existing utilities to remain from damage.
C. Do not disrupt public utilities without permit from authority having jurisdiction.
D. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
E. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
F. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in same manner as other utilities to remain.

3.03 SELECTIVE DEMOLITION

- A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
1. Verify that construction and utility arrangements are as shown.
2. Report discrepancies to Architect before disturbing existing installation.
3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
B. Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
C. Remove existing work as indicated.
1. Remove items indicated on drawings.
D. Services (including but not limited to HVAC, Plumbing, and Electrical): Remove existing systems and equipment as indicated.
1. Remove abandoned pipe, ducts, conduits, and equipment within the building above the floor and below the level of the existing ceiling.
E. Protect existing work to remain.
1. Prevent movement of structure; provide shoring and bracing if necessary.
2. Perform cutting to accomplish removals neatly.
3. Repair adjacent construction and finishes damaged during removal work.

3.04 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
B. Leave site in clean condition, ready for subsequent work.
C. Clean up spillage and wind-blown debris from public and private lands.

END OF SPECIFICATIONS

Project Directory

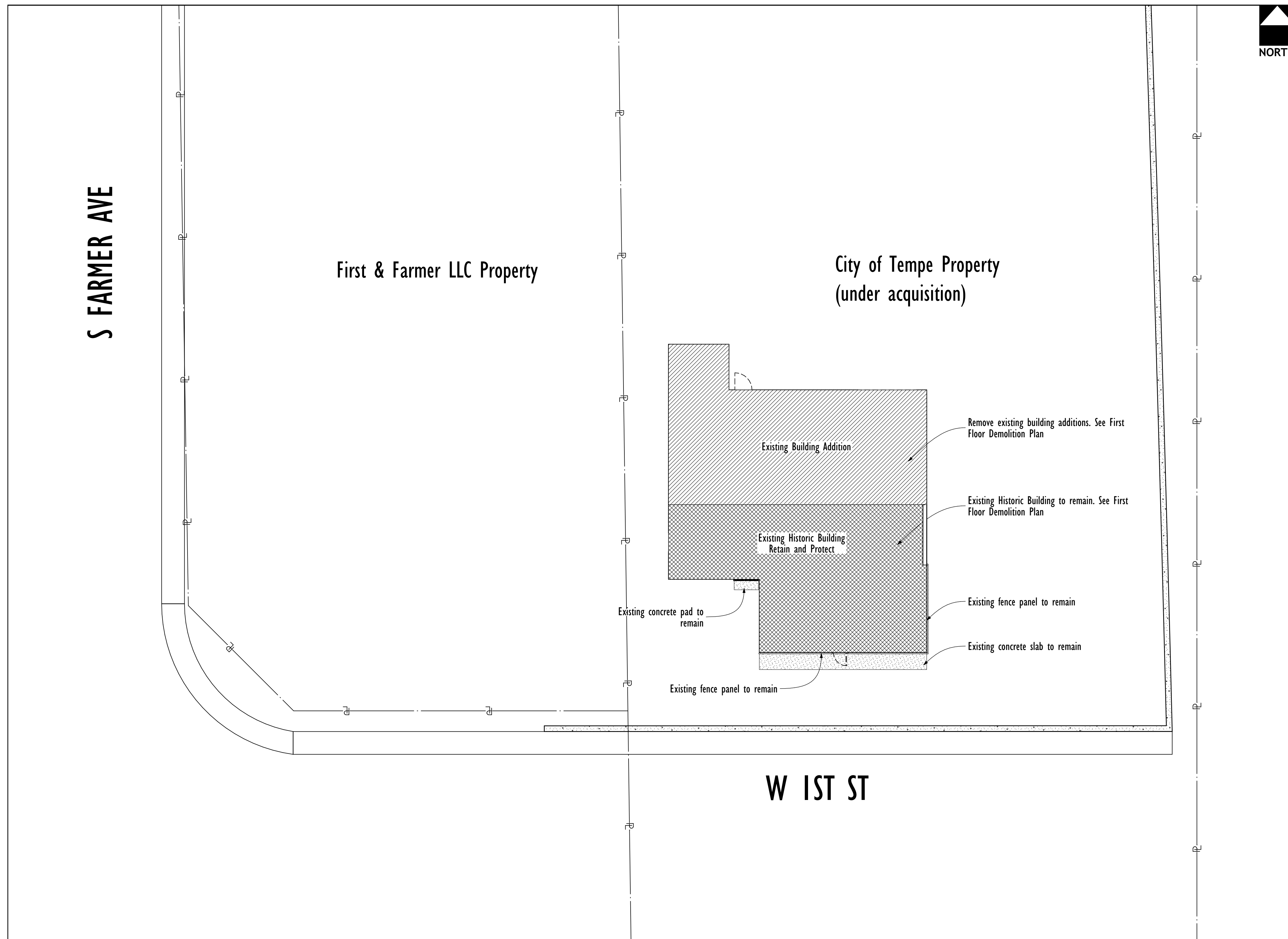
OWNER: First & Farmer LLC
233 E Southern Ave
Tempe, AZ 85282
contact: Todd Marshall
phone: 480.334.8554
tmarshall@marshallcompany.com

ARCHITECT: Motley Design Group LLC
1114 Grand Avenue
Phoenix, AZ 85007
contact: Robert Graham AIA
phone: 602.254.5599
rgraham@motleydesigngroup.com

Gonzales-Martinez House
Selective Demolition

301 W 1st St. Tempe, AZ 85281

Site



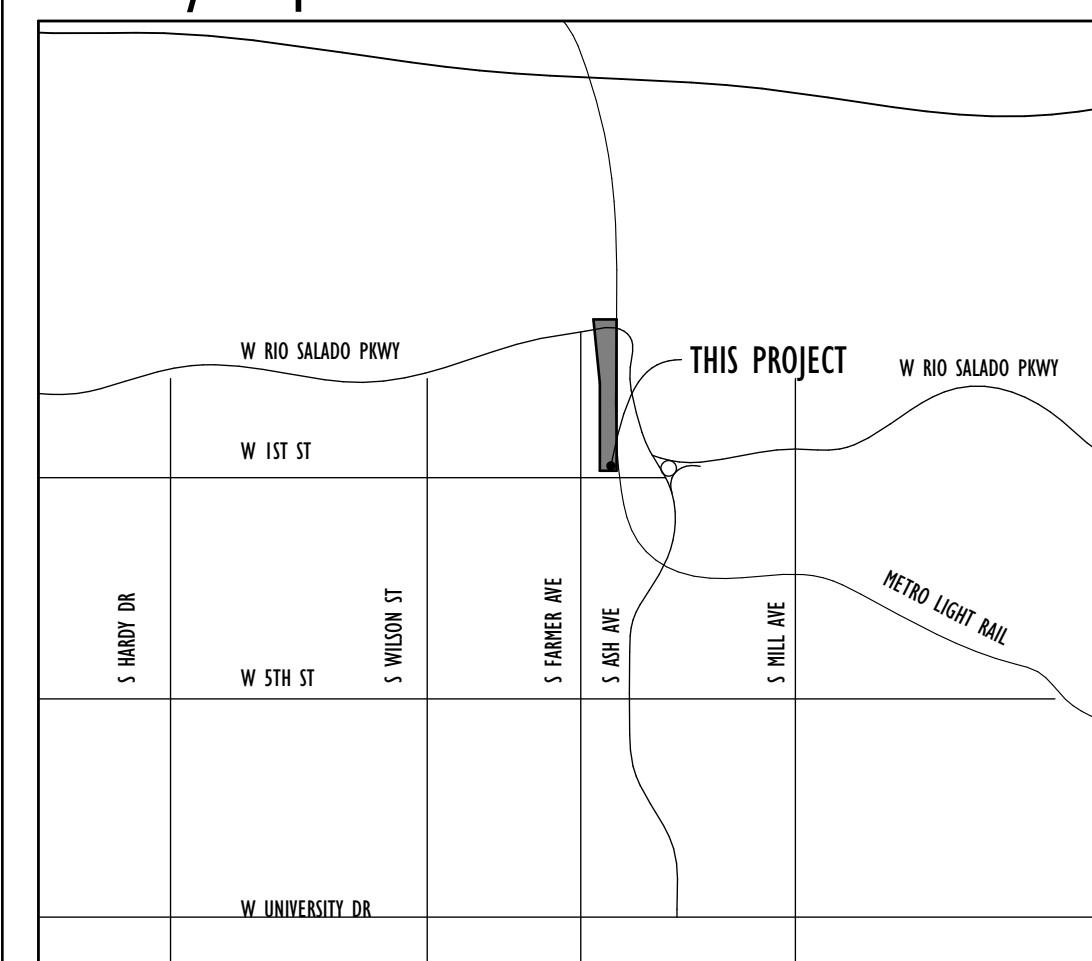
Sheet Index

Table with 2 columns: Sheet No., Title. Row 1: A-01 Site Plan. Row 2: A-02 Floor Plan - Demolition.

Project Data

Table with Project Name, Project Address, Assessor's Parcel Number, Legal Description, Scope of work, Use, and Zoning.

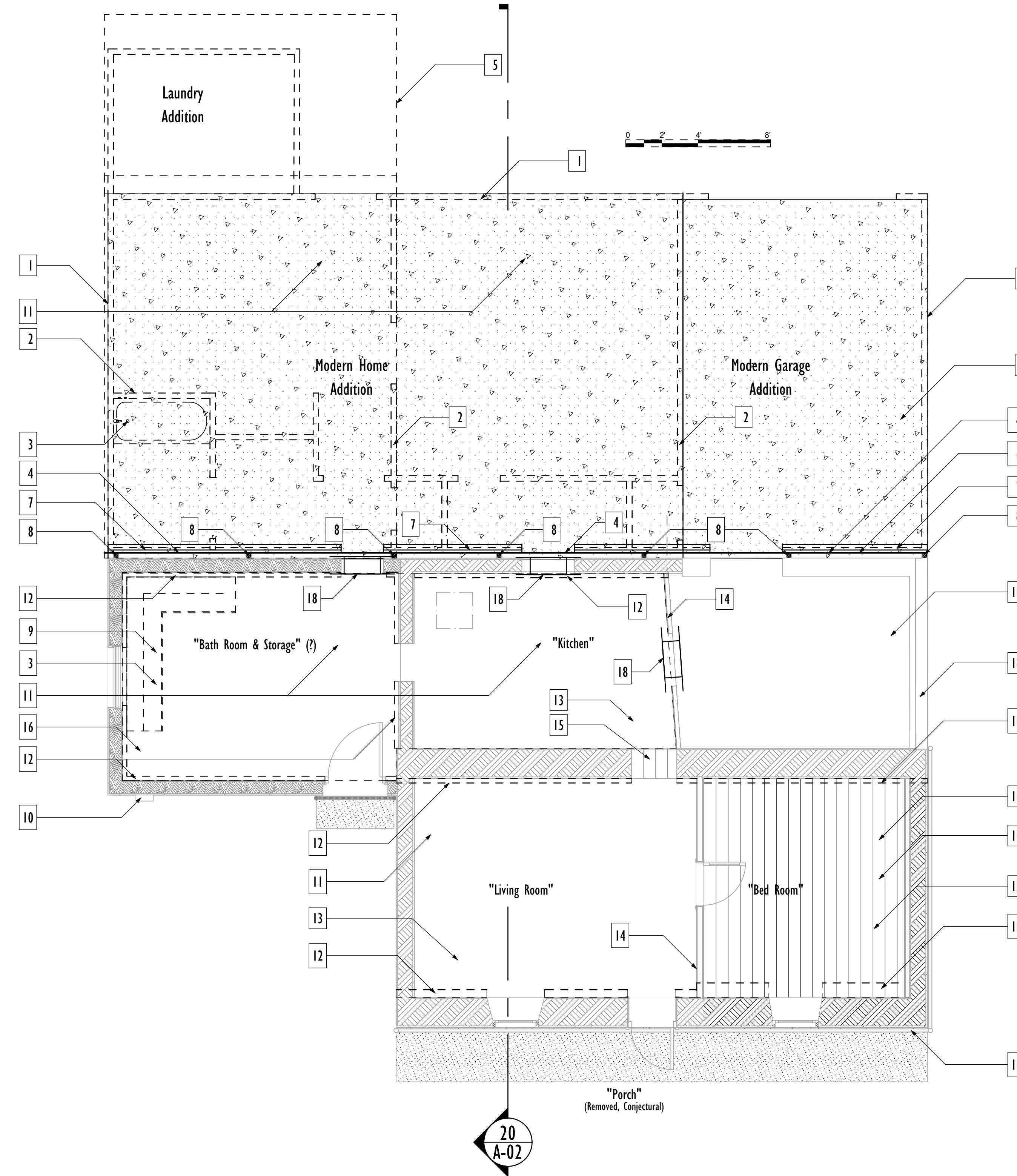
Vicinity Map



MOTLEY Design Group, LLC
Architecture - Historic Preservation - Planning - Landscape Design
1114 Grand Avenue - Phoenix AZ 85007 - 602.254.5599 - motleydesigngroup.com

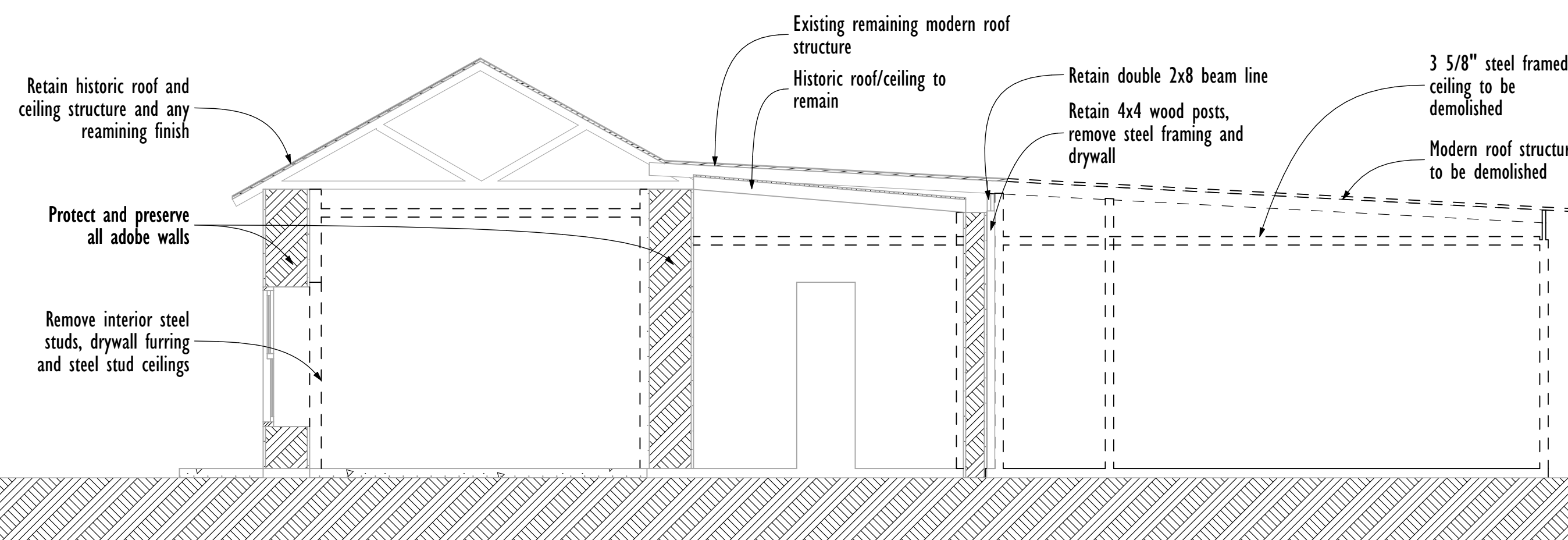
PROJECT: Gonzales-Martinez House Selective Demolition
ADDRESS: 301 W 1st St. Tempe AZ 85281
SHEET TITLE: Site Plan
DATE OF ISSUE: 2023.09.26 CURRENT REVISION:
SHEET REVISION HISTORY
Professional Engineer Seal for Robert G. Graham, State of Arizona, License No. 22434, dated 9/26/23.

NOTICE: This working drawing package, project manual, and unpublished instruments of service of the authors, is for use on this project only and is prepared for use in conjunction with the author's interpretations, observations, decisions, and administration as described in AIA Doc. A201, without which desired results cannot be assured.



- | Key Note Symbol | KEYNOTES   |
|-----------------|--|
| 1               | Remove all indicated exterior walls, doors, windows, door and window frames.   |
| 2               | Remove all indicated interior walls, door/door frames, structure, roof, any remaining equipment, flooring and foundation.  |
| 3               | Remove any remaining plumbing equipment or accessories.  |
| 4               | Sawcut through roofing and structure to demolition boundary line. Retain remainder of roofing over the existing structure.   |
| 5               | Remove shed roof and support.  |
| 6               | Demolition Boundary Line/Existing Remaining Concrete Slab/ Existing Remaining Roofing Structure Edge   |
| 7               | Carefully remove 3 5/8" steel stud wall next to historic adobe wall. Architect to inspect wall post-demolition and evaluate integrity and condition. Further recommendation on surface treatment for weatherization will be determined after inspection. |
| 8               | 4x4 wood posts to remain to support existing remaining roof structure.   |
| 9               | Remove existing cabinetry.   |
| 10              | Disconnect and remove existing electrical SES.   |
| 11              | Remove ceiling on steel frame.   |
| 12              | Carefully remove existing wall furring.  |
| 13              | Remove carpet.   |
| 14              | Retain frame wall.   |
| 15              | Retain board floor.  |
| 16              | Retain concrete slab.  |
| 17              | Existing Chain link fencing to remain  |
| 18              | Board up openings on completion of demolition work.  |

20 Demolition Section



Architecture - Historic Preservation - Planning - Landscape Design  
1114 Grand Avenue - Phoenix AZ 85007 - 602.254.5599 - motneydesigngroup.com

PROJECT: Gonzales-Martinez House Selective Demolition

ADDRESS: 301 W 1st St. Tempe AZ 85281

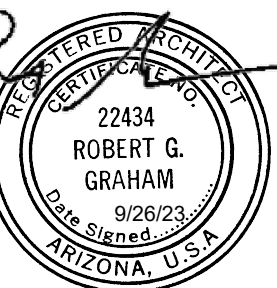
PROJECT NO.: 23-006.1

SHEET TITLE:

Floor Plan - Demolition

DATE OF ISSUE: 2023.09.26 CURRENT REVISION: ,  
SHEET REVISION HISTORY

NO.	DATE	BY	REVISION

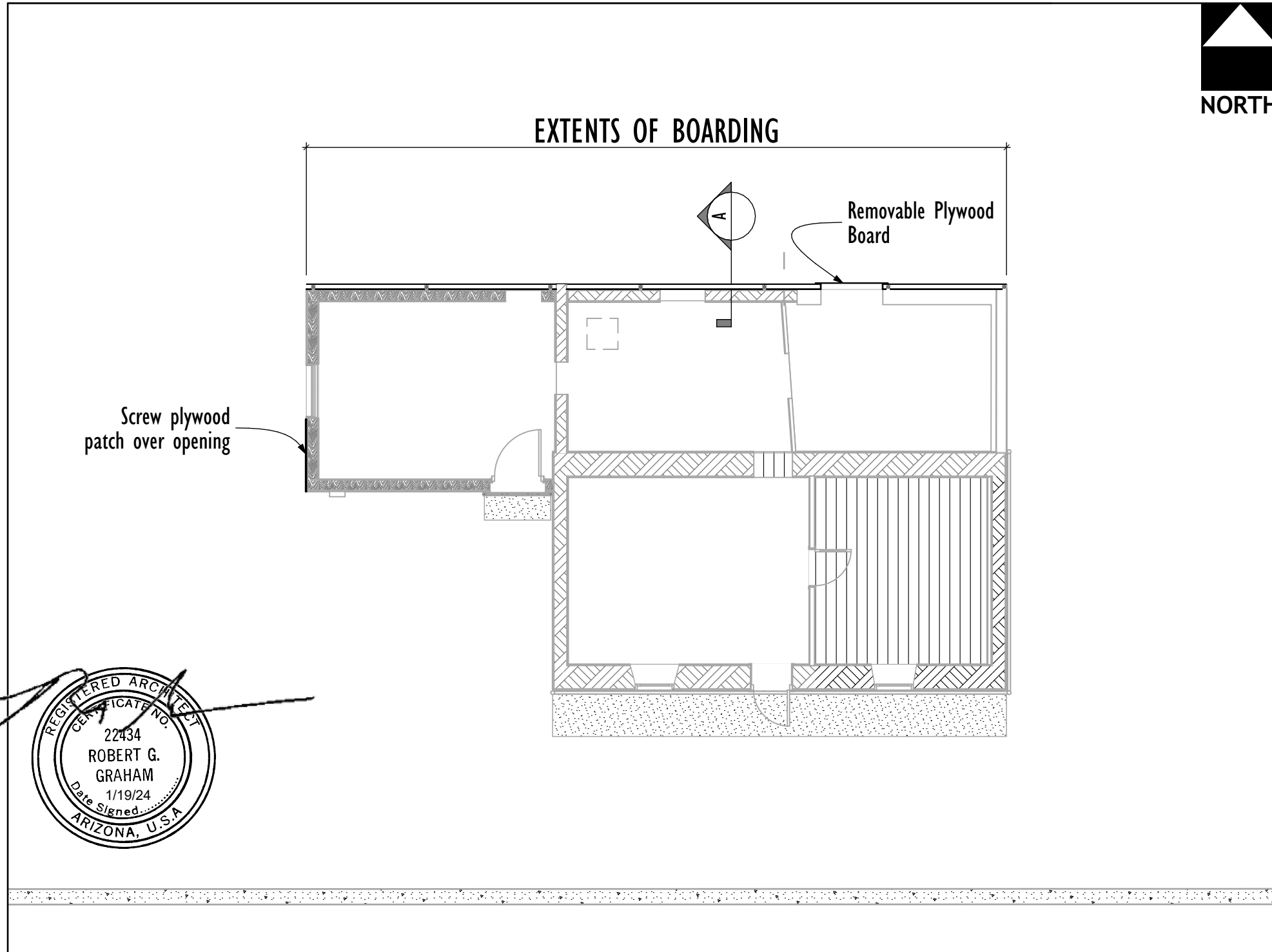


Sheet No.

A-02

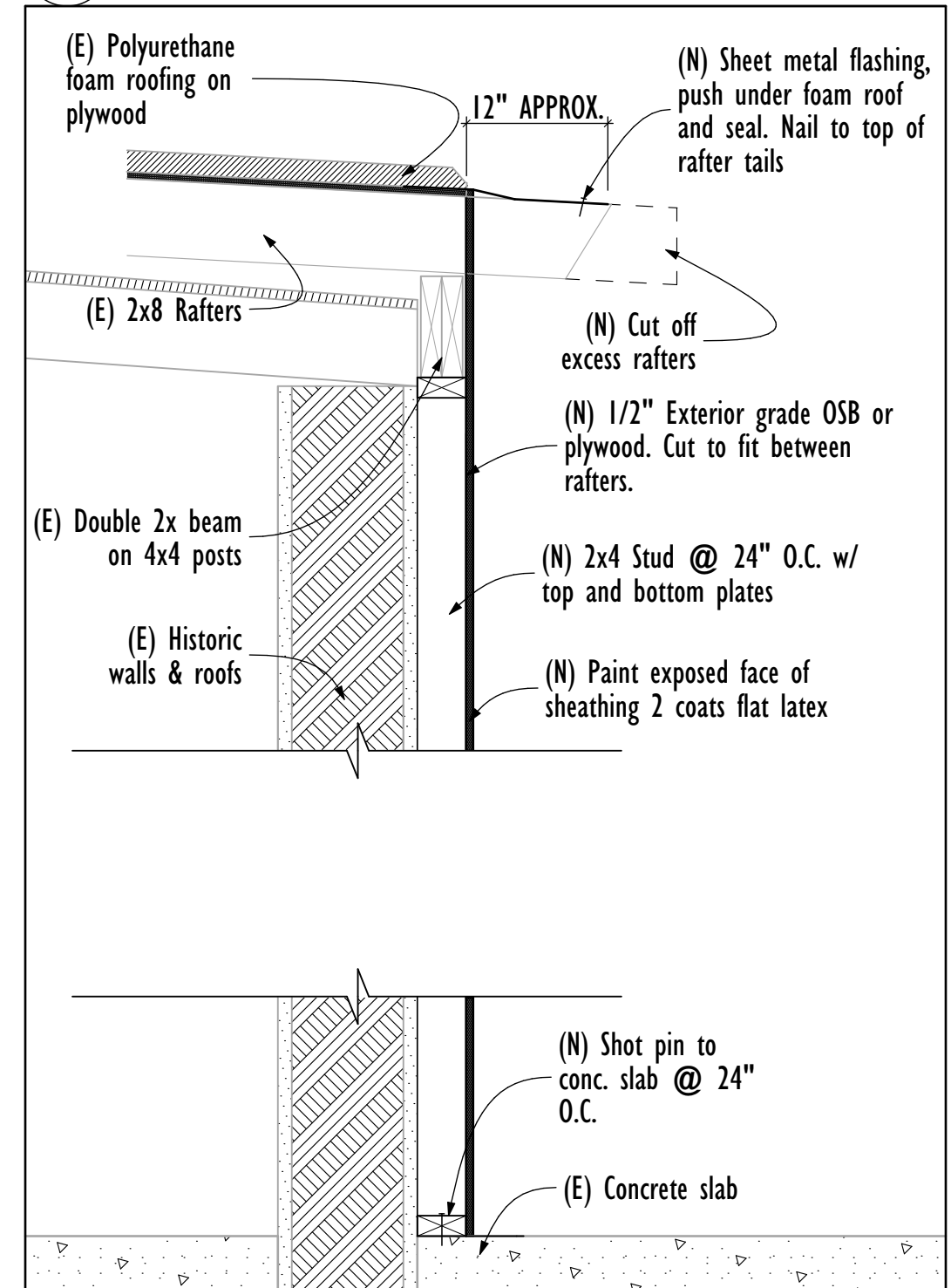
# First Floor Mothballing Plan

1/8" = 1'-0"



# A Wood Frame Wall

1" = 1'-0"



## Gonzales-Martinez House Selective Demolition

23-006