



7195A00014

October 3, 2019

City of Tucson
Planning and Development Services
P.O. Box 27210
Tucson AZ, 85721

RE: Review request for minor modifications to approved plans DNA-RNA-19-02

Dear Ms. Gayusso,

We would like to request a review by the Rio Nuevo Design Review board for some minor modifications to our approved façade renovation at 98 E Congress, the Old Wig-O-Rama, DNA-RNA-19-02. We make this request for two reasons:

- 1) There is a discrepancy between the mullion spacing on the drawings submitted and the presentation that was originally given to the DRB. The current façade work that is in progress conforms with the presentation, but not with the drawings.
- 2) We now have a tenant that has requested a change in the tile color at the base of the storefront walls from the approved 4X4 black tile to a terra cotta colored 4X4 tile, as well as change from clear glass glazing in the reconstructed clerestory windows to an amber color glass.

There are no other changes proposed from what was originally approved in this case. Building articulation, window openings and all doors directly accessing the public sidewalk remain as originally presented. The required shade provided on public sidewalk by the project also remains at 100% on Congress Street and 65% on the Scott Avenue frontage.

We are looking forward to completing this façade renovation and appreciate your assistance with this project.

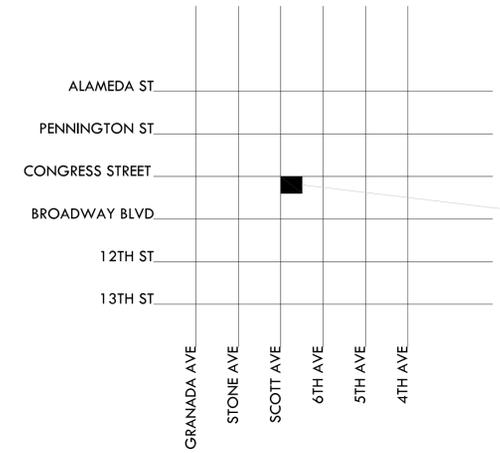
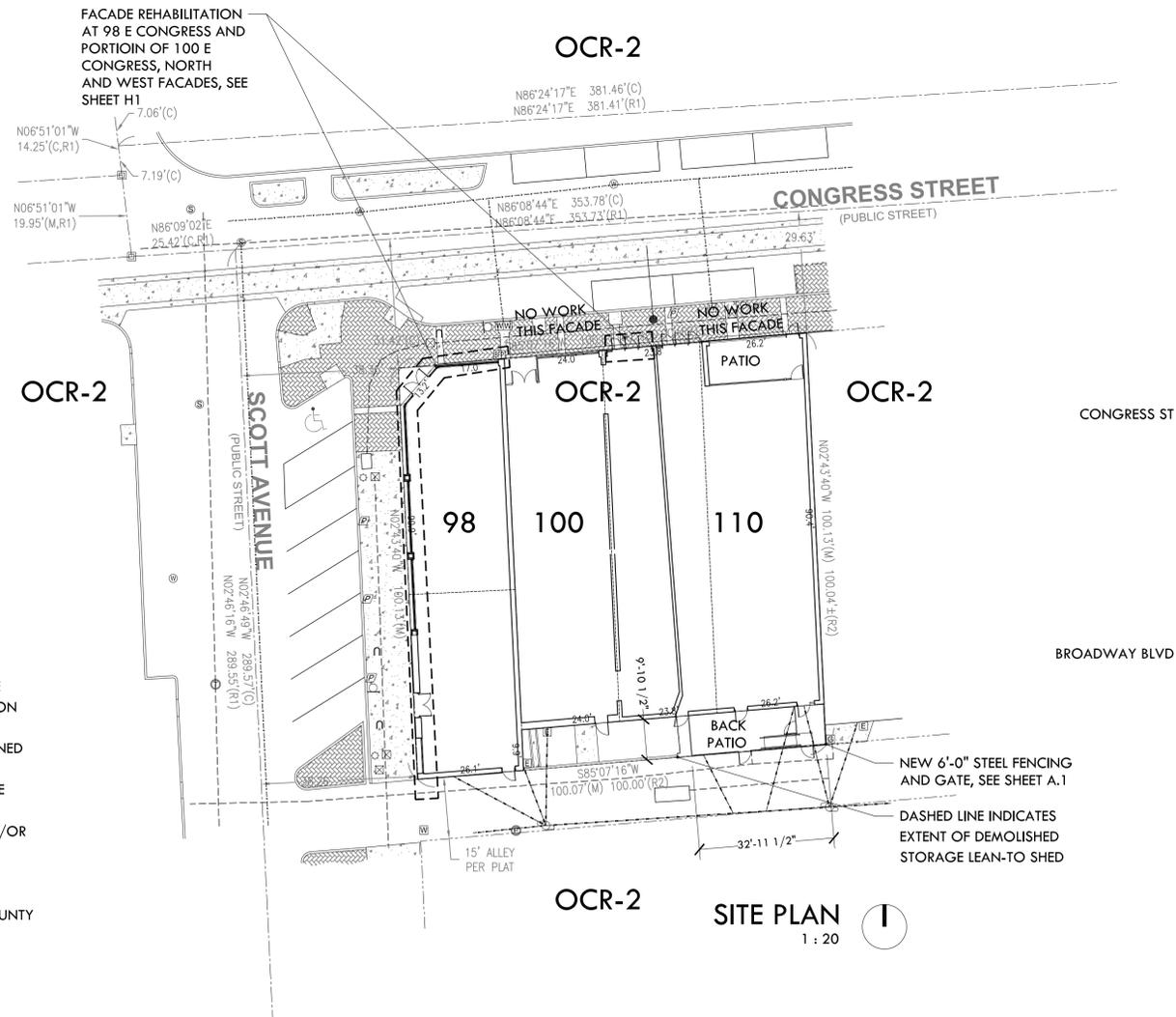
Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Leighton", with a horizontal line underneath.

Chris Leighton
Project Manager

SITE INFORMATION

project	FACADE REHABILITATION
address	98-110 EAST CONGRESS
property owner	100 E CONGRESS LLC
parcel	117-15-0050
S/T/R	13 14 13E
zoning	OCR2
overlays	RIO NUEVO DOWNTOWN CENTRAL IMPACT FEE AREA DOWNTOWN CORE, DOWNTOWN INFILL INCENTIVE DISTRICT DOWNTOWN REDEVELOPMENT DISTRICT
lot area	9,900 SF
square footage	98: 2360 100: 3239 110: 3664 GROSS INTERIOR 110 LEAN-TO (DEMOLISHED): 358 110 BACK PATIO: 318 TOTAL: 9223 TOTAL SF
existing use	VACANT (98, 100) / RESTAURANT (110)
expansion	0%
height allowed	NA - NO CHANGE OF USE OR EXPANSION
setback allowed	NA - NO CHANGE OF USE OR EXPANSION
motor vehicle and bicycle parking required	NA - NO CHANGE OF USE OR EXPANSION
landscaping and screening	NA - NO CHANGE OF USE OR EXPANSION
canopy tree	NA - NO CHANGE OF USE OR EXPANSION
landscape border	NA - NO CHANGE OF USE OR EXPANSION
native plant preservation	NA - NO CHANGE OF USE OR EXPANSION
drainage	DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN
site visibility	NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OR THE TECHNICAL STANDARDS MANUAL
utilities	ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC
sewer	ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED
traffic	EXISTING - NO CHANGE



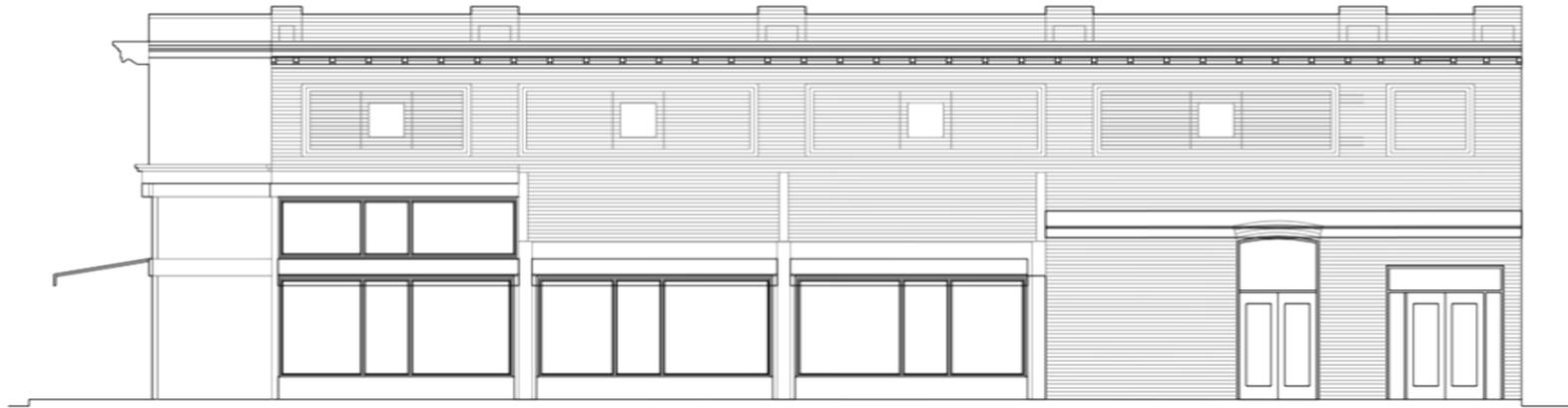
THIS PROJECT - 33 NORTH 6TH AVENUE
PROJECT LOCATION
3" = 1 MILE



SITE AERIAL 1 : 100



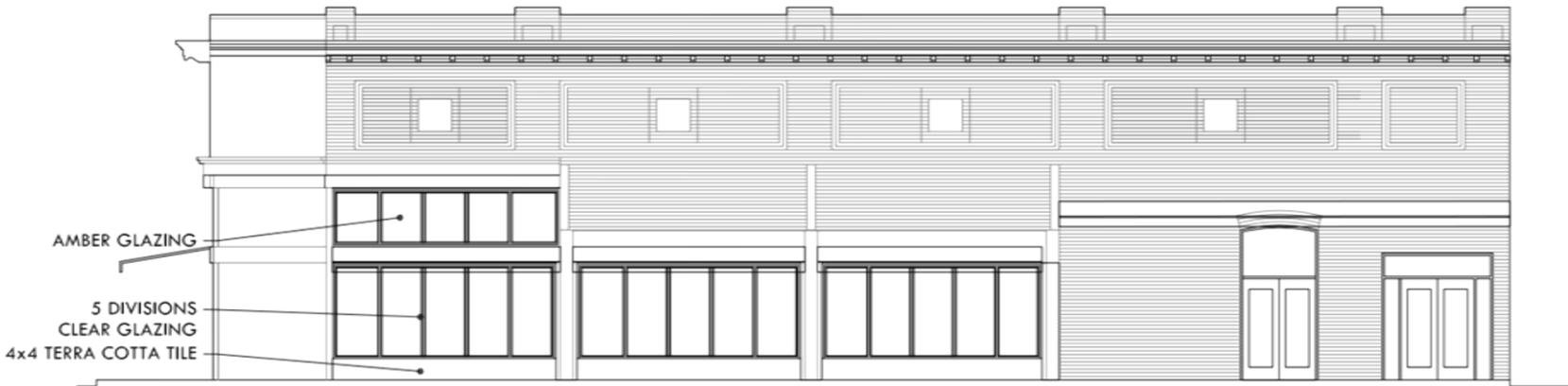
PROPOSED CHANGE FROM APPROVED PLAN



WEST ELEVATION - as submitted
1 : 8



worker, inc.
worker architecture PLLC
bill@workerincorporated.com
workerincorporated.com
320.664.4847
bill mokey



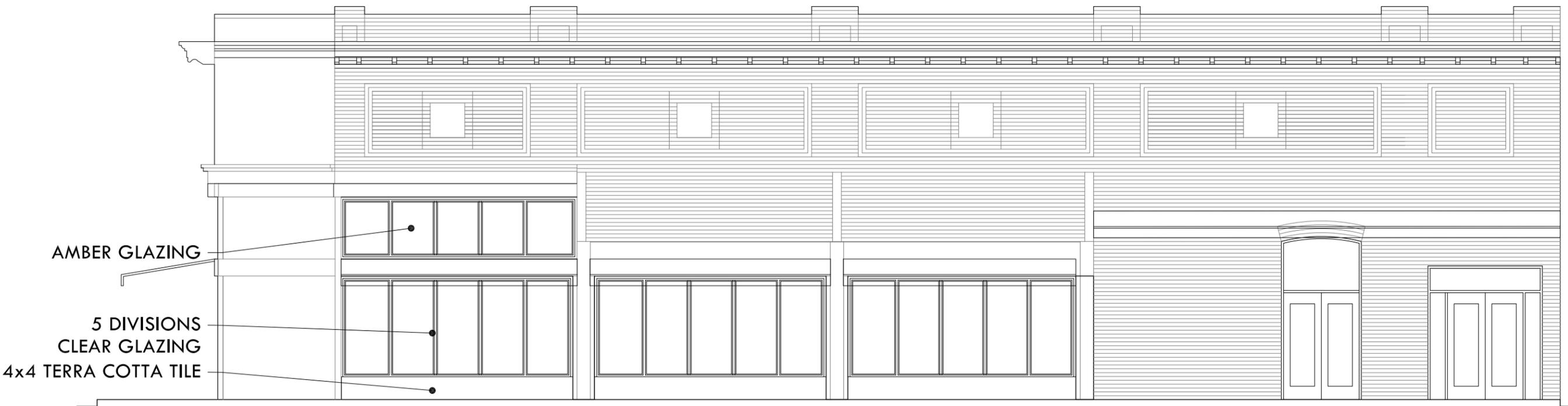
WEST ELEVATION - as revised
1 : 8



WEST ELEVATION - as submitted
1 : 8



worker, inc.
worker architecture PLLC
bill@workerincorporated.com
workerincorporated.com
520.664.4847
bill mackey



WEST ELEVATION - as revised
1 : 8

AMBER GLAZING

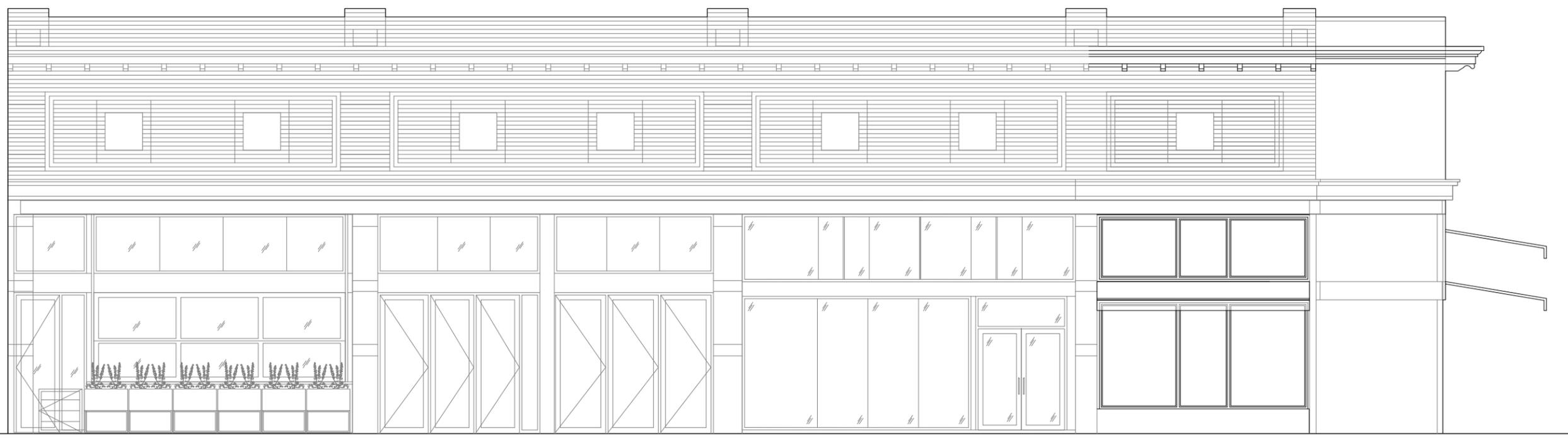
5 DIVISIONS
CLEAR GLAZING

4x4 TERRA COTTA TILE

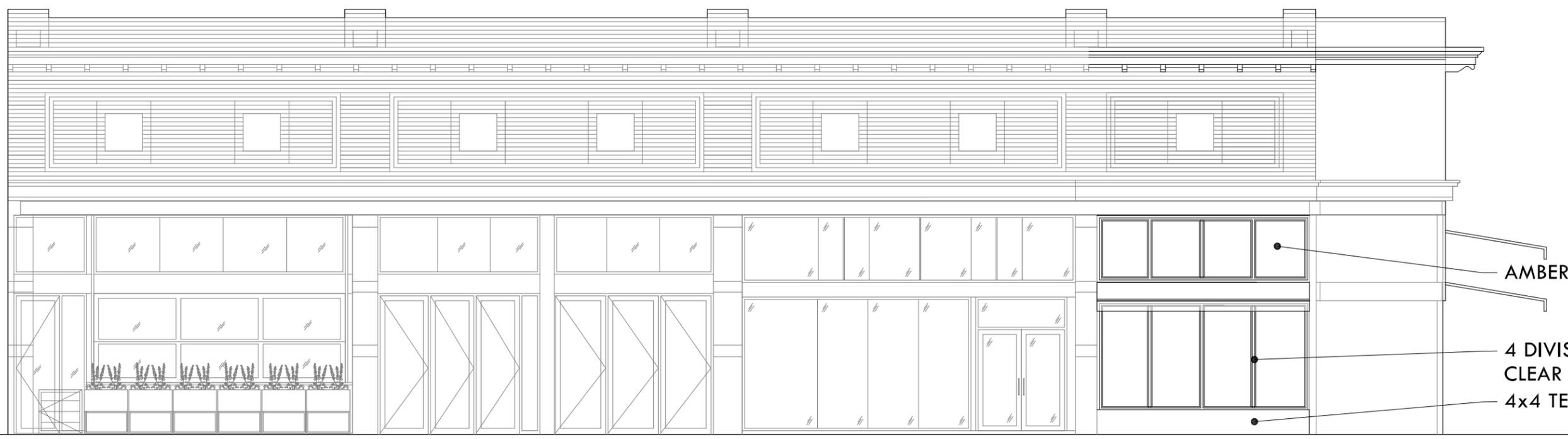
HC CENTRAL BLOCK
98-110 E CONGRESS
HISTORIC REHABILITATION REVIEW



worker, inc.
worker architecture PLLC
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520.664.4847
bill mackey



NORTH ELEVATION - as submitted
1 : 8



NORTH ELEVATION - as revised
1 : 8

H2 CENTRAL BLOCK
98-110 E CONGRESS
HISTORIC REHABILITATION REVIEW

Proposed tile for lower storefront



CENTRAL BLOCK REHABILITATION



98 E. Congress Street

Dabdoub | Schwabe

1901, Sanborn Map, Tucson, Arizona Territory

Built
before
1901



98 E Congress Development Zone



▲ = Contributing Property



Neighboring Buildings



NORTHWEST CORNER SCOTT & CONGRESS

Neighboring Buildings



SOUTHWEST CORNER SCOTT & CONGRESS

Neighboring Buildings



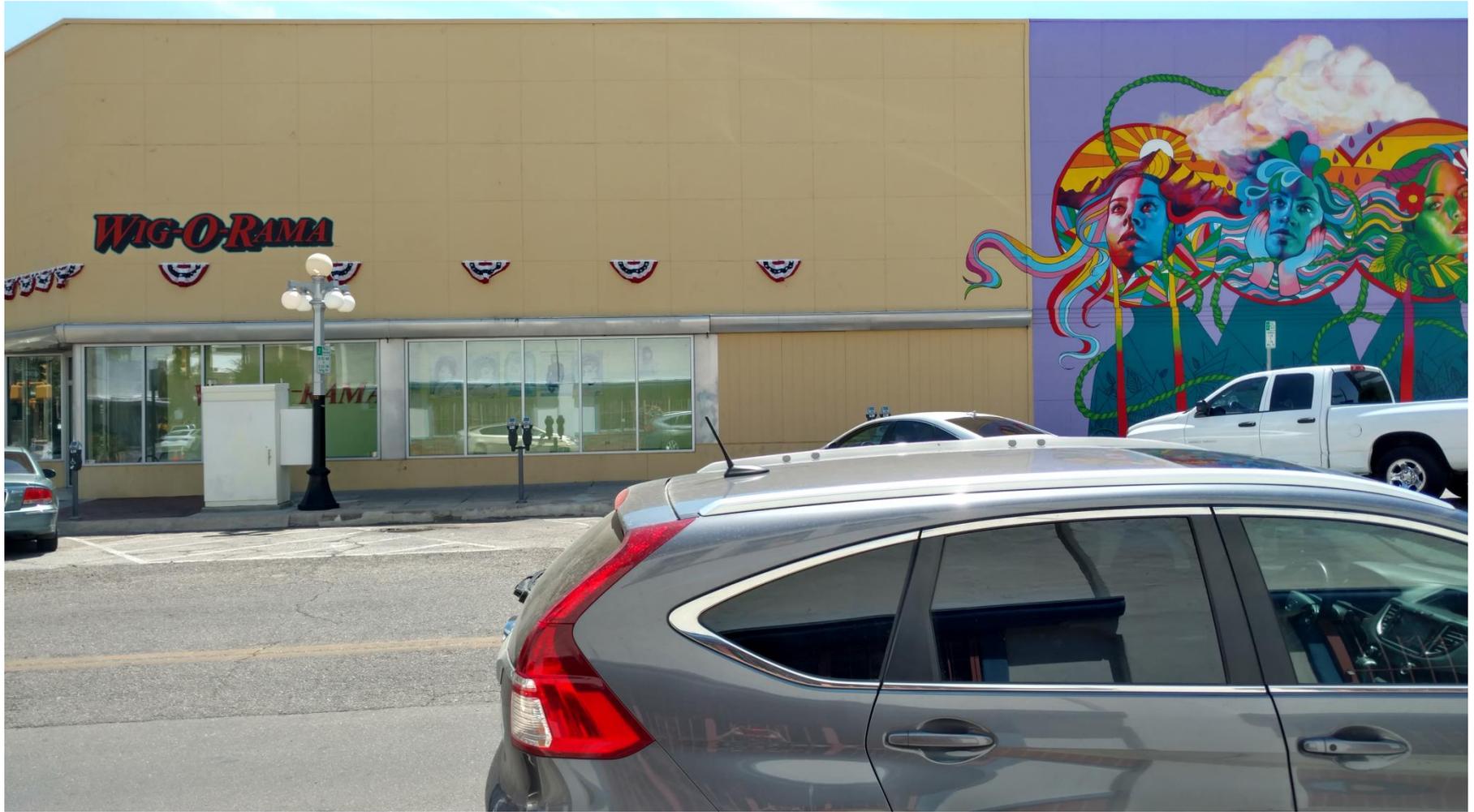
ACROSS CONGRESS (SEC CONGRESS & SCOTT)



NORTH FAÇADE – **when we started**
(98 & 100 E. CONGRESS)



NORTH FAÇADE – **TODAY**
(98 & 100 E. CONGRESS)



WEST FAÇADE – **when we started**
(98 E. CONGRESS)



WEST FAÇADE – **TODAY**
(98 E. CONGRESS)

North Façade



The old Wig-O-Rama space

North Façade



Columns and steel structure are intact, but covered

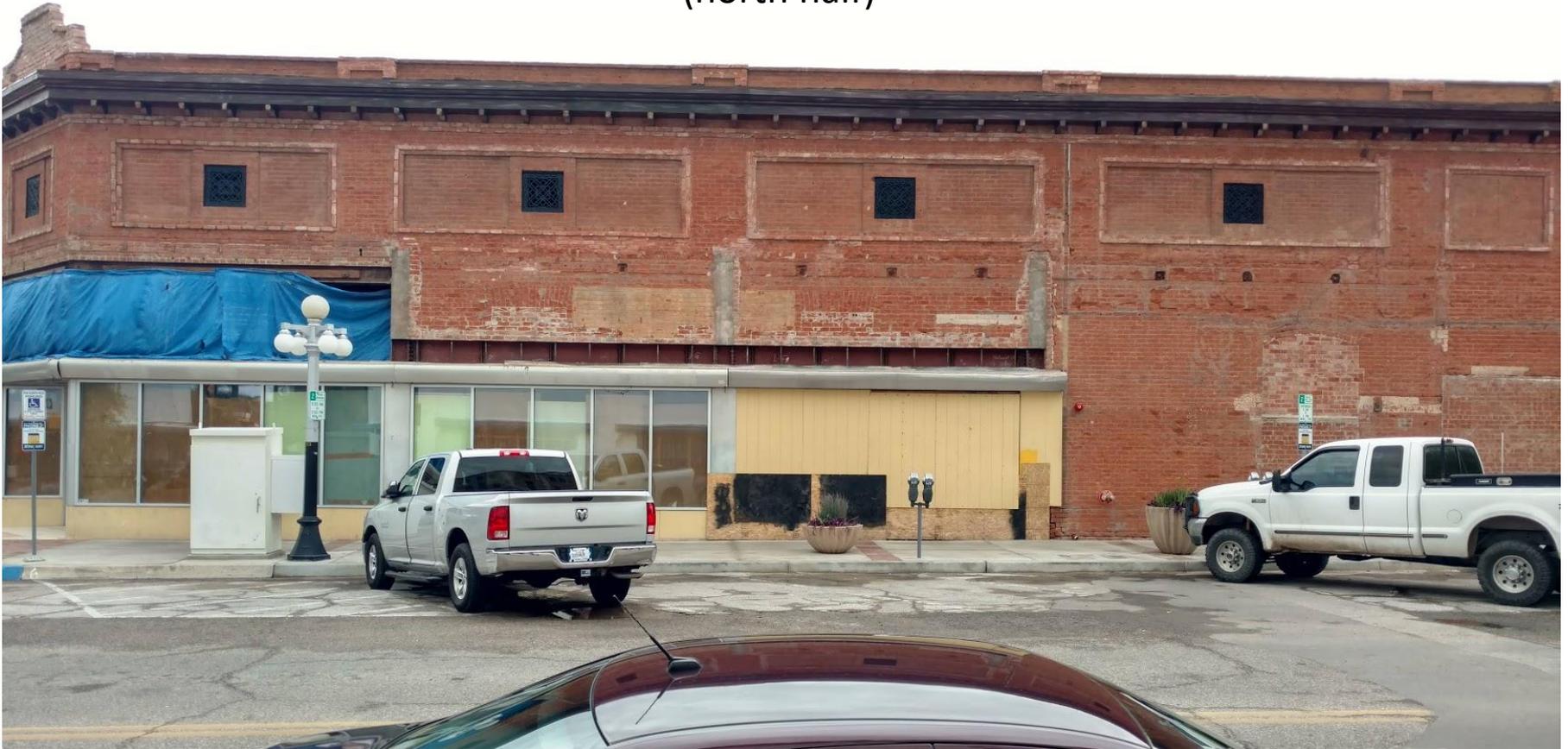
Corner Façade



No mullion spacing change proposed. Requesting to utilize amber glass in clerestory windows and terra cotta tile at storefront base.

West Façade

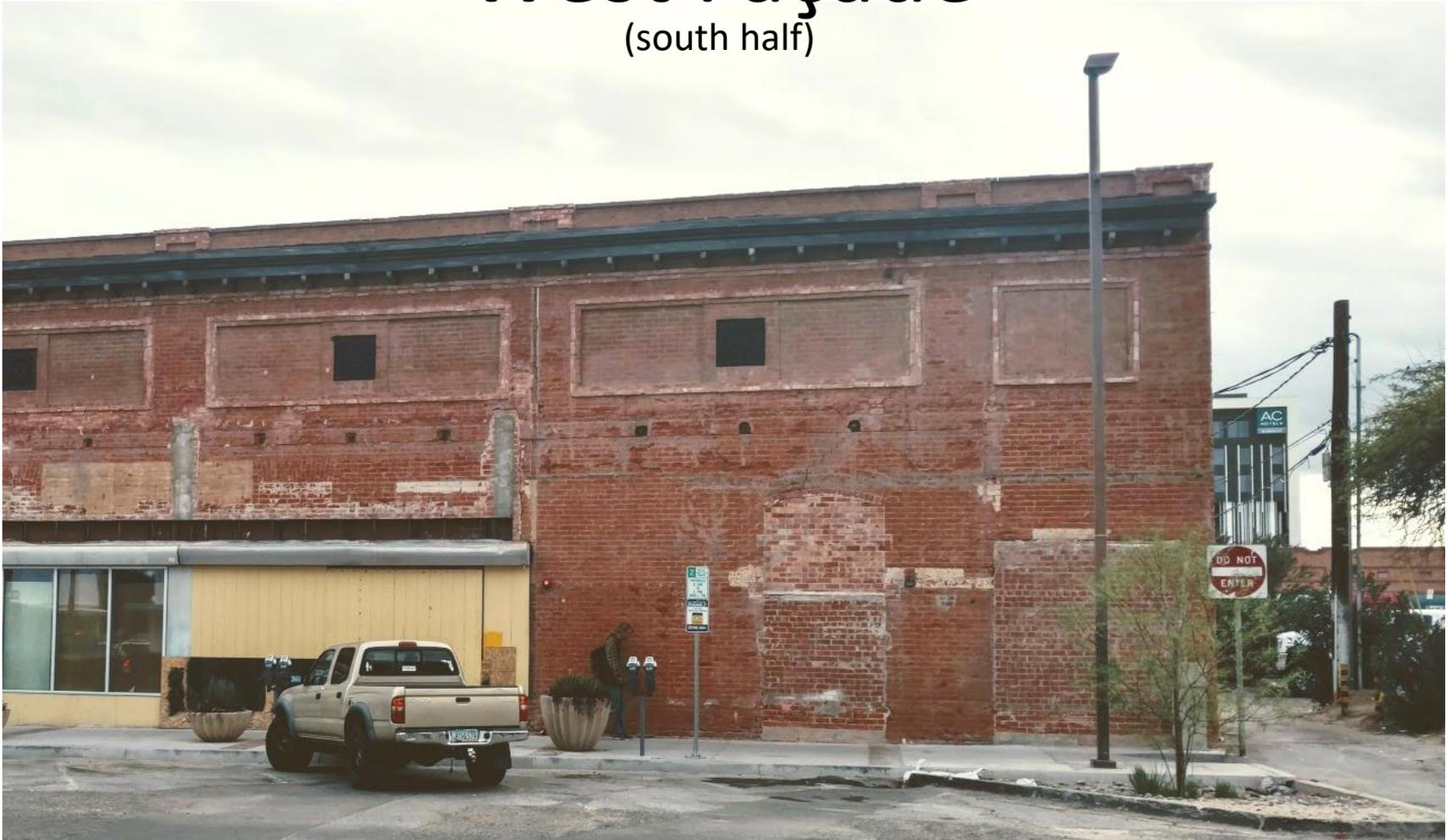
(north half)



Continue same treatment: move back, patina window system, tile storefront base and repair awnings. Wrap steel columns with masonry.

West Façade

(south half)



Re-open existing bricked in openings, install steel/glass doors, one with arched transom, add awning.