



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
Permit Activity Number T19SA00500 Case Number RNA-DRB-19-14 Date Accepted: 12/03/2019

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): Chicago Store
Property Address: 130 E Congress St
Pima County Tax Parcel Number/s: 117-15-0010
Current Zoning: C-1
Applicable Overlay/ Infill Incentive District Rio Nuevo Area
Special Districts: Main Gate Overlay District Grant Road Overlay District
 Neighborhood Preservation Zone Historic Preservation Zone

Neighborhood Association (if any): _____
PROJECT TYPE (check all that apply): Change of use to existing building
 New building on vacant land New building on developed land
 New addition to existing building Other Exterior modifications

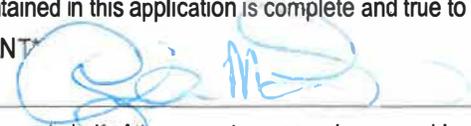
Description of Proposed Use: Ground floor retail, 2nd floor office
Number of Buildings and Stories/Height of Proposed Structure(s): 1 building/2 stories/35' height
Site Area (sq ft): 9958 Area of Proposed Building (sq ft): 21753 (existing)

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____
 National Register District Please List: _____
Site is/includes: A contributing structure Non-contributing structure
 Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Chris Leighton
ROLE: Property owner Architect Engineer Attorney Developer
Other: Owner Rep
EMAIL: chris@peachprops.com PHONE: (520) 798-3331
ADDRESS: 44 E Broadway, #300
PROPERTY OWNER NAME(S) (If ownership in escrow, please note): 130 E Congress, LLC, Ron Schwabe
PHONE: (520) 798-3331

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.
SIGNATURE OF OWNER/APPLICANT: 
*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date 12/3/19



November 26, 2019

City of Tucson
Planning and Development Services Department
201 N Stone Avenue
Tucson, AZ 85701

RE: Letter of Authorization

To Whom It May Concern:

This letter is to serve as confirmation that Chris Leighton of Peach Properties is authorized to represent 130 E Congress, LLC with respect to any City required review processes or building permit matters for the Central Block rehabilitation project. The addresses for this building range from 98-110 E Congress Street.

Please feel free to contact if you have any question.

Sincerely,

A blue ink handwritten signature, appearing to read 'Ron Schwabe', written over a faint circular stamp.

Ron Schwabe
Managing Member
130 E Congress, LLC.



NORTH FACADE



EAST & SOUTH FACADES

PROJECT STATEMENT

THIS PROJECT ENTAILS UPDATES TO THE NORTH, EAST, AND SOUTH FACADES.

THE NORTH FACADE UPDATE INCLUDES MINOR CHANGES TO THE EAST AND WEST RECESSED DOORS, SHORTENING THE DEEP RECESSES TO A SHALLOWER ALCOVE, THE CENTER DOOR WILL MAINTAIN THE HISTORIC LOCATION. REMOVING MUSIC FROM THE STORE FRONT LETTERING. ON THE EAST FACADE ALL OF THE EXISTING ARCHED OPENINGS WILL BE REOPENED AND THREE NEW WINDOWS ARE PROPOSED BELOW THREE OF THE ARCHES, SEE ELEVATION FOR LOCATIONS, AND A NEW GLASS AND STEEL DOOR IN AN EXISTING ALCOVE AT THE SOUTH END. ON THE SOUTH FACADE THE ELECTRICAL SERVICE WILL BE RELOCATED TO AN INTERIOR SPACE AND A NEW SOLID STEEL DOOR IS PROPOSED FOR ACCESS, IN AN EXISTING RECESS. ON THIS FACADE ALL THE OLD CLOSED UP WINDOWS ARE TO BE REOPENED AND STEEL WINDOWS INSTALLED.

SCALE: NO CHANGE IN BUILDING HEIGHT
 SETBACK: NO CHANGE IN SETBACK.

DESIGN STANDARDS PER 5.12.7.C UDC

► COMMERCIAL BUILDING FRONTAGE SHALL PROVIDE WINDOWS WITH A MINIMUM OF 50% OF BUILDING FRONTAGE: THE NORTH FACADE IS PREDOMINANTLY

GLASS AND HAS NO PROPOSED CHANGE TO TRANSPARENCY.

- SINGLE PLANE OF FACADE AT STREET LEVEL MAY NOT BE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF OR ARTICULATION BY FEATURES SUCH AS WINDOWS, TRELLISES, AND ARCADES: THE PROPOSED WINDOWS ALONG THE EAST FACADE WILL BE RECESSED TO MATCH EXISTING RELIEF OF THE ARCHES ABOVE AND WILL PROVIDE REQUIRED ARTICULATION.
- BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN SCALED, DOWN SHIELDED, GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING: LIGHTING WILL REMAIN AS IS. NO CHANGE.
- THE FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED BY GRAPHICS, MARQUEES, OR CANOPIES: ALL OF THE EXISTING DOORS ALONG THE STREET WILL REMAIN VISIBLE AND ARE ACCENTED WITH RECESSED ALCOVES.
- MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FACADE: THE PROPOSED UPDATES TO THE FACADES IN THIS PROJECT EITHER RESTORE CLOSED OFF OPENINGS OR PLACES OPENING ALIGNED WITH EXISTING ARCHITECTURAL FEATURES.
- BUILDINGS SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHT OF WAY FROM HEAT AND

GLARE: THE PUBLIC RIGHT AWAYS ARE SHIELDED.

- SAFE AND ADEQUATE VEHICULAR PARKING . . . : NOT APPLICABLE.
- ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS USING SHADE STRUCTURE OR VEGETATION: NO CHANGE
- COLORS MAY CONFORM . . . : COLOR SCHEME WILL REMAIN AS IS
- NEW BUILDINGS . . . : NOT APPLICABLE.
- 24 HOUR STREET LEVEL ACTIVITY IS ENCOURAGED: NOT APPLICABLE.
- PRIMARY PUBLIC ENTRIES SHALL BE DIRECTLY ACCESSED FROM A SIDEWALK ALONG A STREET . . . : ENTRY IS DIRECTLY ACCESSED FROM A SIDEWALK AT SIDEWALK LEVEL.
- SITE VEHICULAR CIRCULATION: NO CHANGE
- SITE PARKING: NO CHANGE
- PLAZAS AND OPEN SPACE: NO CHANGE
- VIEWSHED CORRIDORS: NO CHANGE
- LINKAGES: NO CHANGE
- STREETScape: NO CHANGE
- SHADE: NO CHANGE, NORTH AND EAST SIDEWALKS FULLY SHADED AT 2 PM ON JUNE 21
- DEMOLITION OF HISTORIC STRUCTURES: NOT APPLICABLE

SHEET INDEX

- G01 PROJECT INFO DRB
- G02 HPZ NARRATIVE
- G03 ASSESSOR PLAT
- G04 SITE AERIAL
- G05 ENLARGED SITE AERIAL
- G06 SITE PHOTOS: (E) ELEVATIONS
- G07 SITE PHOTOS: SURROUNDING AREA
- G08 PHOTOS: PRECEDENCE & MATERIALS
- G09 SITE PLAN
- G10 ELEVATIONS
- G11 SHADE DIAGRAM



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY



130 E CONGRESS ST
 DRB & HPZ PACKAGE
 PROJECT INFORMATION

G01

PROJECT STATEMENT

THIS PROJECT ENTAILS UPDATES TO THE NORTH, EAST, AND SOUTH FACADES.

THE NORTH FACADE UPDATE INCLUDES MINOR CHANGES TO THE EAST AND WEST RECESSED DOORS, SHORTENING THE DEEP RECESSES TO A SHALLOWER ALCOVE, THE CENTER DOOR WILL MAINTAIN THE HISTORIC LOCATION. REMOVING MUSIC FROM THE STORE FRONT LETTERING. ON THE EAST FACADE ALL OF THE EXISTING ARCHED OPENINGS WILL BE REOPENED AND THREE NEW FIXED STEEL WINDOWS ARE PROPOSED BELOW THREE OF THE ARCHES, SEE ELEVATION FOR LOCATIONS, AND A NEW GLASS AND STEEL DOOR IN AN EXISTING ALCOVE AT THE SOUTH END.

ON THE SOUTH FACADE THE ELECTRICAL SERVICE WILL BE RELOCATED TO AN INTERIOR SPACE AND A NEW SOLID STEEL DOOR IS PROPOSED FOR ACCESS, IN AN EXISTING RECESS. ON THIS FACADE ALL THE OLD CLOSED UP WINDOWS ARE TO BE REOPENED AND STEEL FIXED WINDOWS INSTALLED.

DESIGN STANDARDS PER UDC 5.8.9

- ▶ THIS PROJECT, 130 E CONGRESS, IS A CONTRIBUTING PROPERTY OUTSIDE OF ANY INDICATED HISTORIC PRESERVATION ZONE.
- ▶ NO CHANGE IN HEIGHT
- ▶ NO CHANGE IN SETBACKS
- ▶ PROPORTION: ALL PROPOSED CHANGES TO NEW AND EXISTING OPENINGS RESPOND DIRECTLY TO EXISTING ARCHITECTURAL FEATURES INCLUDING NICHEs, ALCOVES AND BUILDING PROTRUSIONS.
- ▶ NO CHANGE TO ROOF
- ▶ NO CHANGE IN SURFACE TEXTURE
- ▶ NO CHANGE IN SITE UTILIZATION
- ▶ PROJECTIONS & RECESSEMENTS: ALL PROPOSED MODIFICATIONS MATCH THE STYLE AND OPERATION OF EXISTING DOORS AND WINDOWS, A MAJORITY OF THE PROPOSED CHANGES INVOLVE OPENING UP PREVIOUSLY

ENCLOSED DOORS OR WINDOWS. THE THREE NEW WINDOWS PROPOSED ON THE EAST FACADE ARE ALIGNED WITH EXISTING ARCHED WINDOWS

▶ DETAILS: ALL PROPOSED MODIFICATIONS MATCH THE STYLE AND DETAILING OF THE EXISTING BUILDING. THE NEW WINDOWS PROPOSED ON THE EAST FACADE WILL CONTINUE THE DETAILING OF THE EXISTING ARCHED WINDOWS ABOVE

▶ NO CHANGE IN BUILDING FORM

▶ RHYTHM: THE PROPOSED UPDATES TO THE FACADES ALL EITHER ENTAIL OPENING UP EXISTING OPENINGS OR ALIGNING NEW OPENINGS WITH EXISTING ARCHITECTURAL ELEMENTS.

▶ SIGNS: MODIFYING THE NORTH STORE FRONT LETTERING TO READ "CHICAGO STORE" WILL ELIMINATE CONFUSION WITH THE EAST FACADE. THE EXISTING LETTERS WILL BE REUSED AND RE-SPACED TO APPROPRIATELY FILL THE SPACE.

▶ NO CHANGE IN PARKING



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

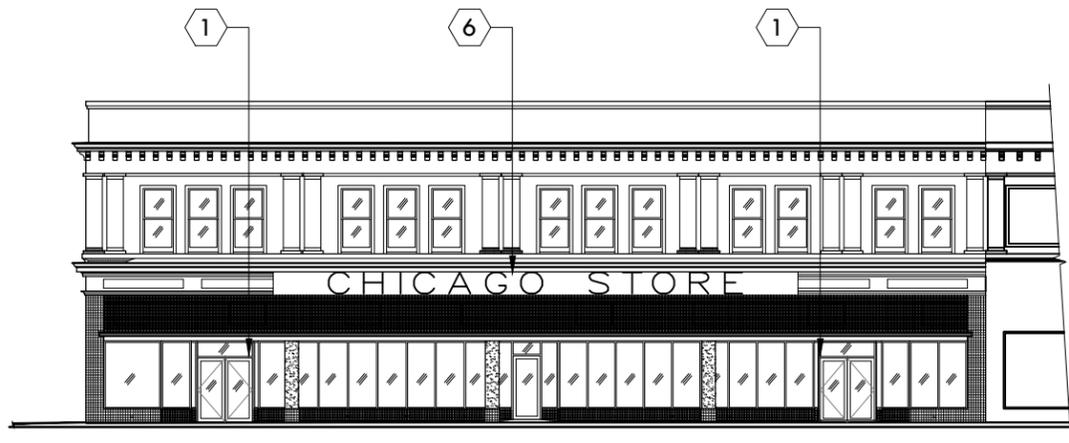


130 E CONGRESS ST
DRB & HPZ PACKAGE
HPZ NARRATIVE

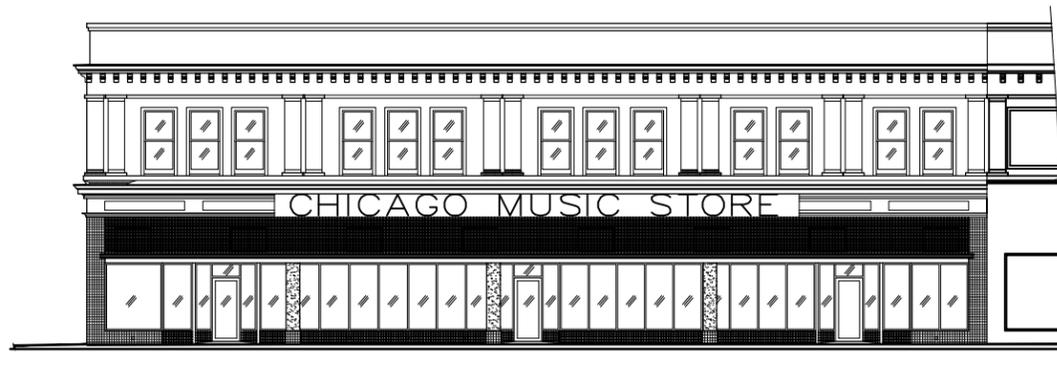
G02



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY



NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

PROPOSED ELEVATIONS

EXISTING ELEVATIONS

FACADE KEYNOTES

- 1 RECESSED STEEL DOOR IN ALCOVE SHIFTED AWAY FROM SIDEWALK
- 2 NEW STEEL WINDOWS, FIXED
- 3 EXISTING SEALED OPENING TO BE RE-OPENED AND GLAZED WITH NEW STEEL WINDOWS, FIXED. SINGLE HUNG WROUGHT IRON GRILL AT FIRST FLOOR ON SOUTH ELEVATION
- 4 NEW STEEL DOOR IN EXISTING RECESS
- 5 NEW STEEL WINDOW & DOOR IN EXISTING OPENING
- 6 UPDATE STORE LETTERING



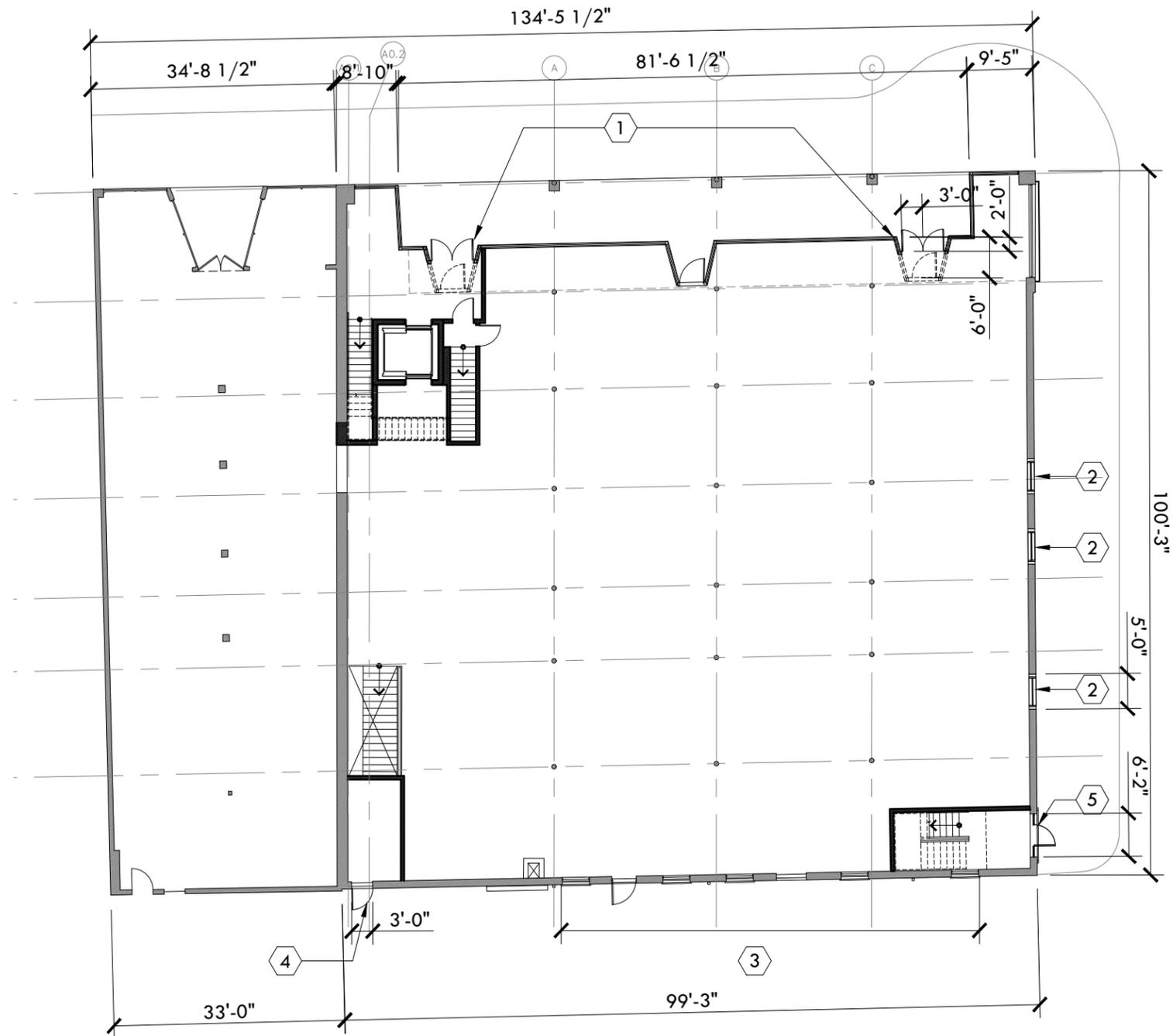
130 E CONGRESS STREET

130 E CONGRESS ST
DRB & HPZ PACKAGE
ELEVATIONS

G10



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY



PLAN KEYNOTES

- ① RECESSED STEEL DOOR IN ALCOVE SHIFTED FORWARD
- ② NEW FIXED STEEL WINDOWS
- ③ EXISTING SEALED OPENING TO BE RE-OPENED AND GLAZED WITH NEW FIXED STEEL WINDOWS
- ④ NEW STEEL DOOR IN EXISTING RECESS TO ACCESS NEW ELECTRICAL ROOM TO FACILITATE RELOCATING THE ELECTRICAL SERVICE FROM ALLEY
- ⑤ NEW STEEL & DOOR IN EXISTING OPENING



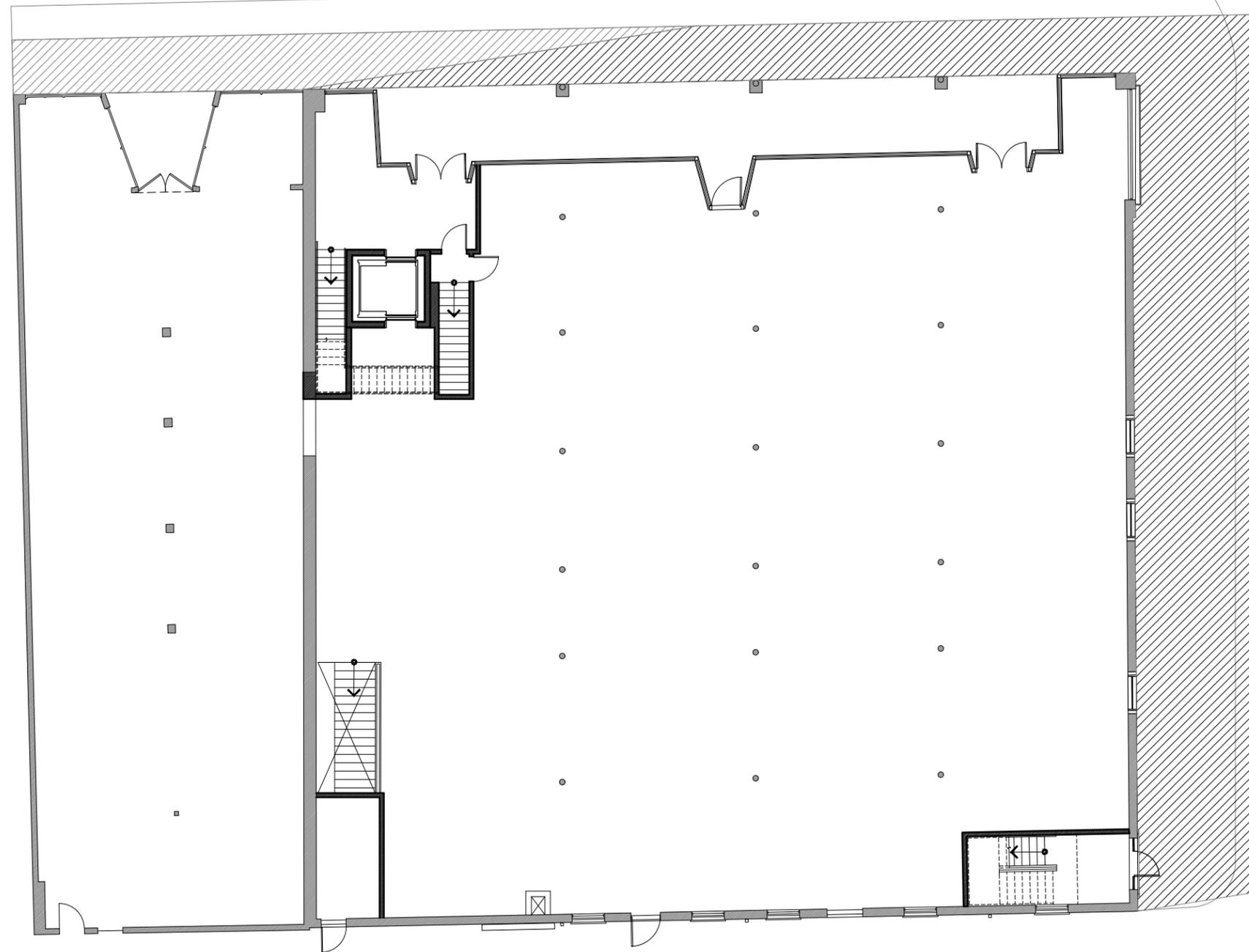
130 E CONGRESS STREET

PROPOSED SITE PLAN & FLOOR PLAN - FIRST FLOOR

130 E CONGRESS ST
 DRB & HPZ PACKAGE
 SITE PLAN

G09

TOTAL SQFT OF SIDEWALK ALONG NORTH AND EAST FACADES = 2535 SQFT
TOTAL SQFT OF SHADED SIDEWALK AT 2PM ON JUNE 21 = 1765 SQFT
70% COVERAGE



SHADE DIAGRAM

1/16" = 1'-0"

1



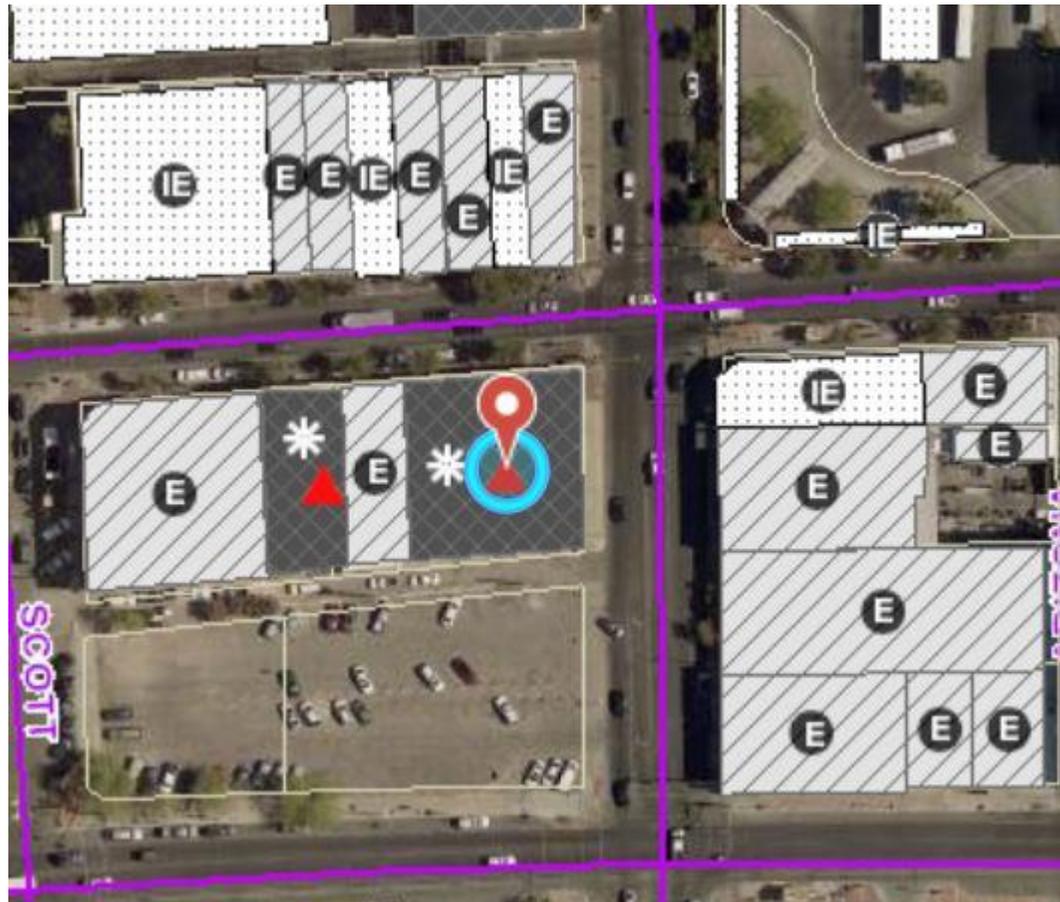
WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY



130 E CONGRESS ST
DRB & HPZ PACKAGE
SHADE DIAGRAM

G11

130 E. CONGRESS STREET



DEVELOPMENT ZONE

NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0

United States Department of the Interior
National Park Service

FINAL
JUNE 2011
FROM SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property J.C. Penney / Chicago Store PART OF: Downtown Tucson, Arizona MPS

historic name Hittinger Block; Los Angeles Furniture Company; J.C. Penney Department Store

other name/site number Chicago Store; Inventory No. 133

2. Location

street & number: 130 E. Congress Street _____ not for publication
city/town: Tucson _____ vicinity
state: Arizona code: AZ county: Pima code: 019 zip code: 85701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

James W. Gorman AZSHPO 24 July 2003
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

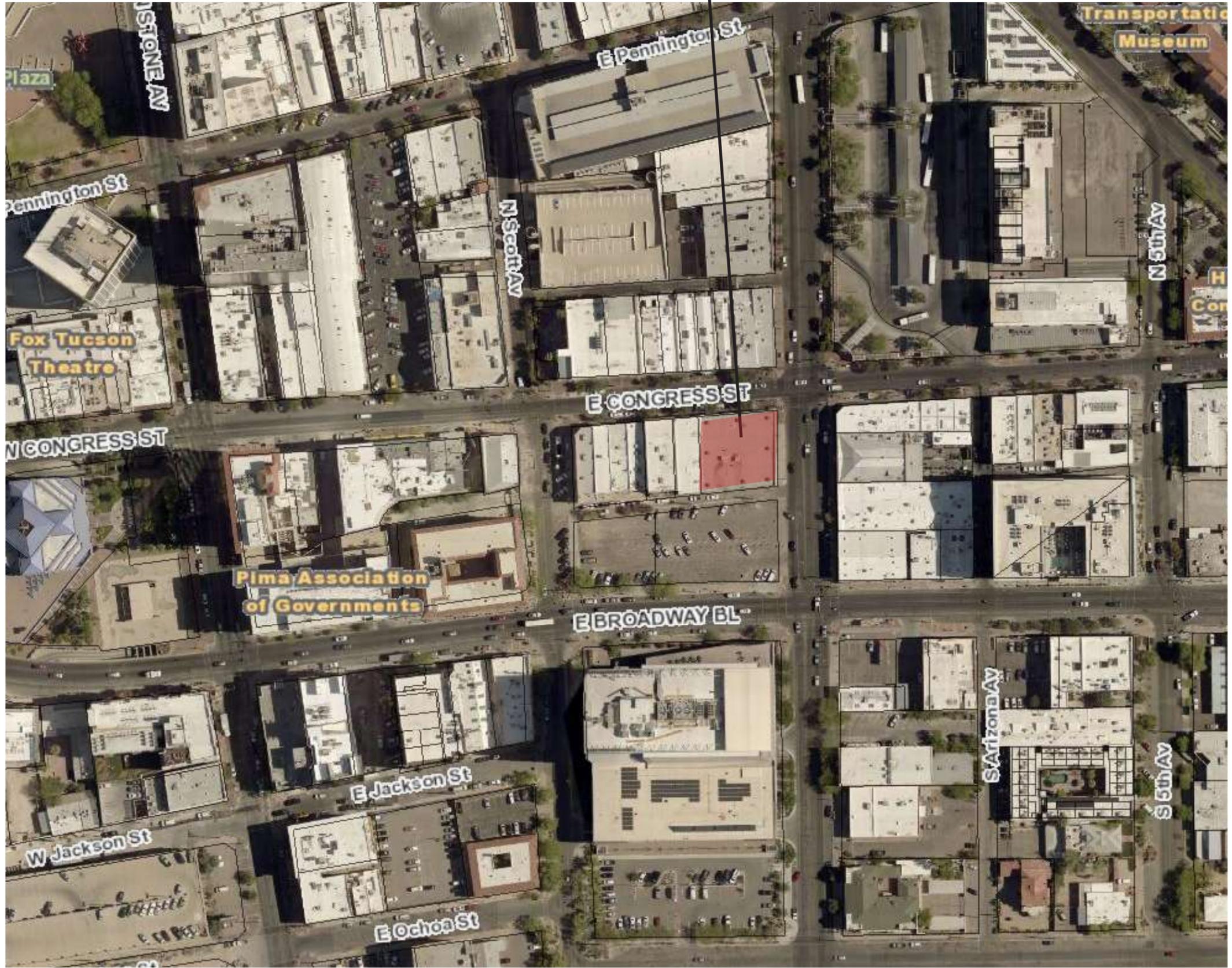
4. National Park Service Certification

I hereby certify that this property is:

<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	Signature of the Keeper _____	Date of Action _____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

PROPERTY INVENTORY FORM

THIS PROJECT
130 E CONGRESS ST



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY

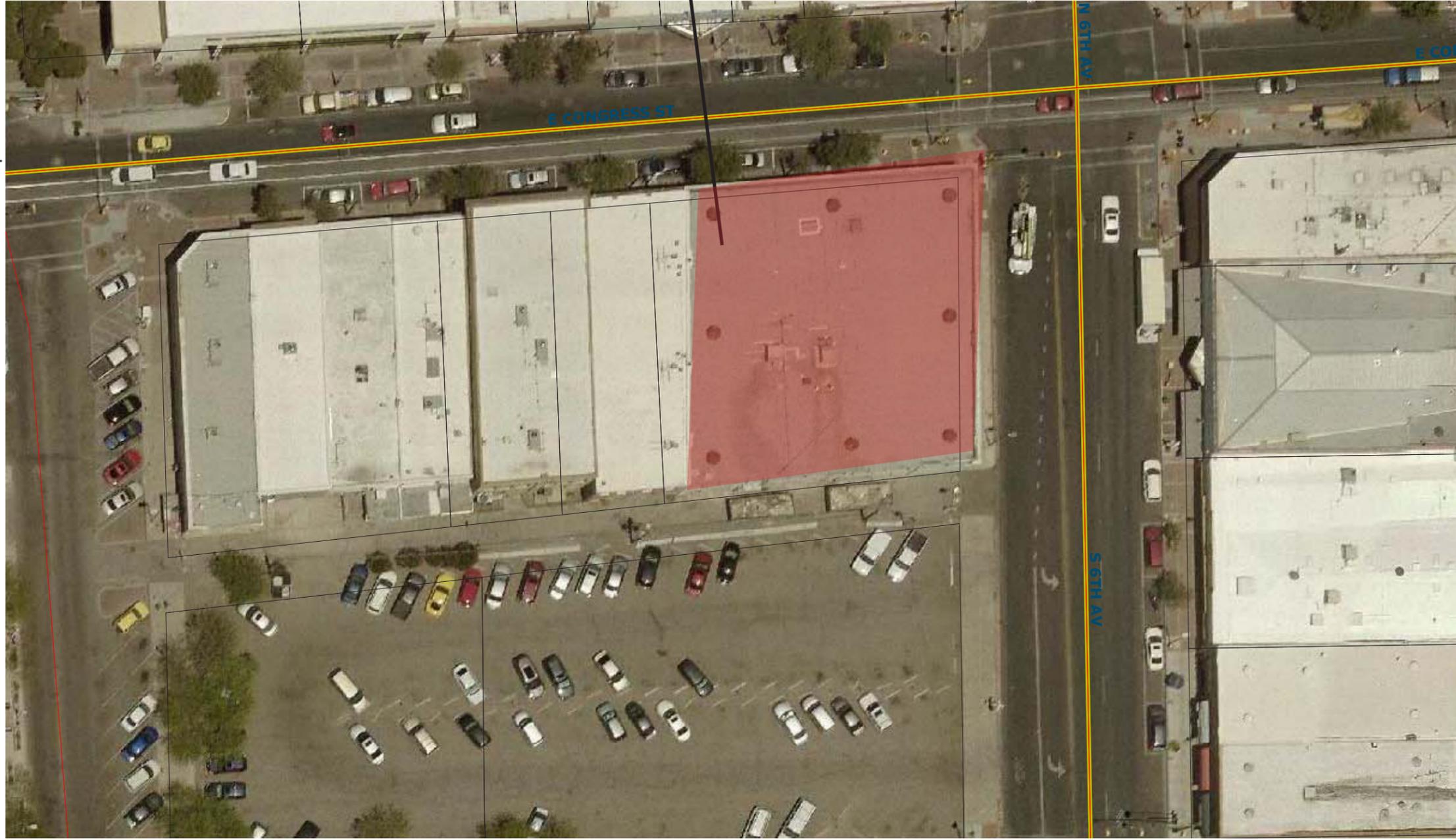


130 E CONGRESS ST
DRB & HPZ PACKAGE
SITE AERIAL

G04

THIS PROJECT
130 E CONGRESS ST

CONGRESS STREET



SCOTT AVENUE

6TH AVENUE



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY



130 E CONGRESS ST
DRB & HPZ PACKAGE
ENLARGED SITE AERIAL

G05



NORTH ELEVATION:



EAST ELEVATION:



SOUTH ELEVATION:



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY



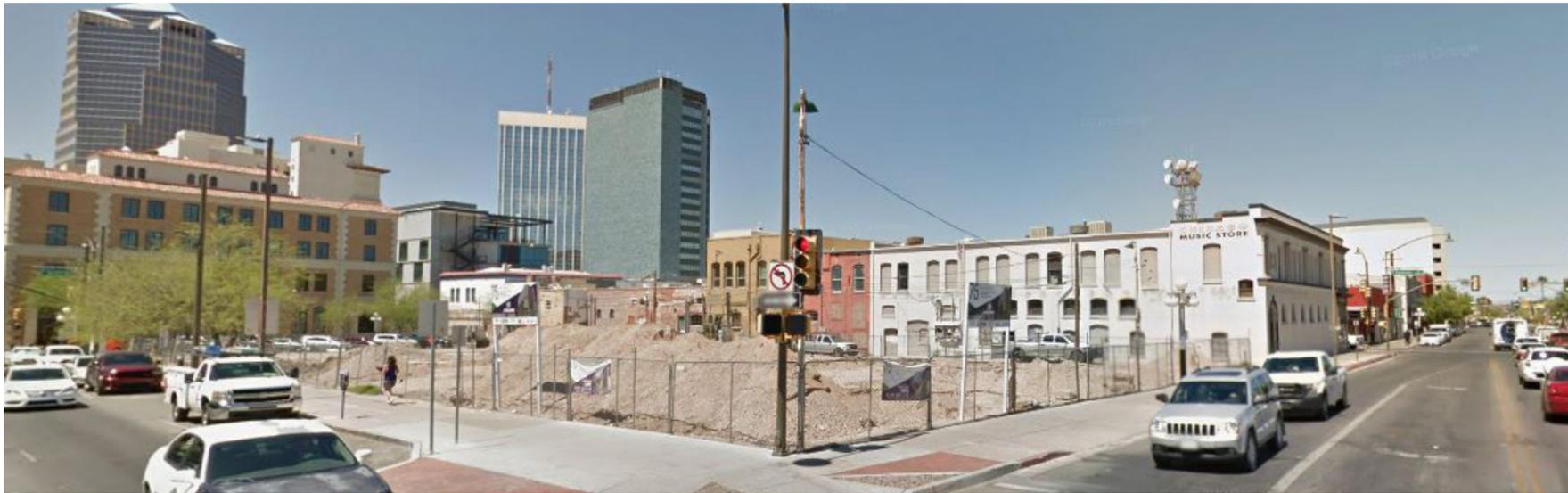
expires 9.30.20

130 E CONGRESS ST
 DRB & HPZ PACKAGE
 SITE PHOTOS - EXISTING CONDITIONS

G06



A



B



C



D



PHOTO KEY



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY

Professional Engineer
 State of Arizona
 No. 10000
 Bill Mackey
 10 OCT 2019
 expires 9.30.20

130 E CONGRESS ST
 DRB & HPZ PACKAGE
 SITE PHOTOS - SURROUNDING AREA
G07



NEW WINDOWS TO MATCH EXISTING STEEL WINDOWS



NEW WINDOWS BELOW ARCHES WILL BE RECESSED TO MATCH EXISTING



EXISTING STORE FRONT ON CONGRESS ST



WORKER, INC.
WORKER ARCHITECTURE PLLC
workerincorporated.com
520-664-4847
BILL MACKEY



130 E CONGRESS ST
DRB & HPZ PACKAGE
PHOTOS - PRECEDENCE & MATERIAL EXAMPLES

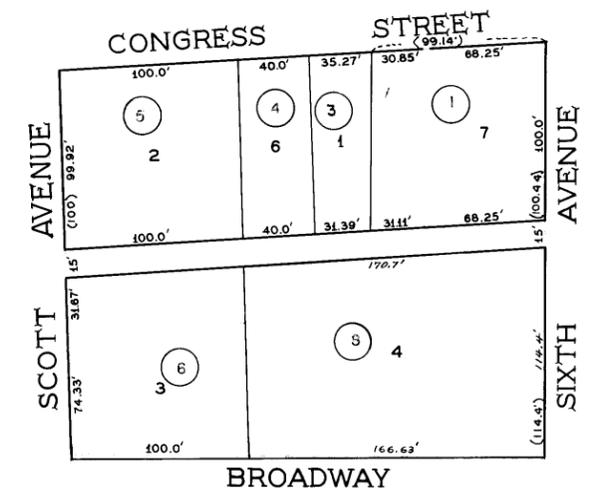
G08

Property Address			
Street Number	Street Direction	Street Name	Location
130	E	CONGRESS ST	Tucson

Contact Information	
Property Owner Information:	Property Description:
130 E CONGRESS LLC 44 E BROADWAY BLVD STE 300 TUCSON AZ 85701-1710	TUCSON E99.15' LOT 1 BLK 248 <h3>ASSESSOR'S RECORD MAP</h3> <p>117-15 1/1</p> <p>Block 248 , City of Tucson</p>



WORKER, INC.
 WORKER ARCHITECTURE PLLC
 workerincorporated.com
 520-664-4847
 BILL MACKEY



SCALE-1"=50'
 SEE BOOK 3, PAGE 70, M & P.

M03070_B248

691 (4)

ASSESSOR RECORD MAP
 NTS



130 E CONGRESS ST
 DRB & HPZ PACKAGE
 PIMA COUNTY ASSESSOR INFORMATION

G03