

# **331 S. Convent Avenue Apartments**

## **Historic Building Tenant Improvement and Building Facades Improvements**

**May 13, 2020**

**Address: 331 S. Convent Ave., Tucson AZ 85701**

**Parcel # 117-14-114A**

**Zoning: HO-3**

This project consists of twelve apartments in four separate historic structures on a single parcel with the above-cited official parcel address in the Barrio Historico Historic District in Tucson Arizona. Because there are four structures, there are four separate City of Tucson activity numbers, with apartments in each. They are as follows:

**COT Activity #:** T20CM02655, Apartment addresses (eight total):

331, 337, 343, 345, & 349 S. Convent Ave. & 91, 89, & 85 W. Simpson St.

**COT Activity #:** T20CM02654, Apartment address (one total): 75 W. Simpson St.

**COT Activity #:** T20CM02650, Apartment address (one total): 73 W. Simpson St.

**COT Activity #:** T20CM02648, Apartment addresses (two total): 69 & 71 W. Simpson St.

### **Project Narrative**

We are proposing a two-fold approach to the project. The first item will be a full historic preservation effort for the buildings with addresses 75 and 73 West Simpson St., to make them once again fully habitable. These structures were built between 1919 and 1948 according to the Sanborn's Maps. These structures apparently burned and were boarded up several decades ago, the date is unknown. They have been abandoned ever since then. We are proposing a full preservation effort including exterior work and all new improvements to make the two habitable.

Second will be front façade improvements to the other two structures on the parcel, and those two structures have ten apartments total. These structures are habitable, and in fact some of them currently have tenants. So for these apartments, we are proposing front façade work only, no interior work at this time. The facades will largely remain intact, with doors and windows and plasterwork much as it is currently.

No parking spaces are to be located on site as there is insufficient area. Currently, and historically, there have been no on-site parking spaces. There is no legal access to the rear of the property. The apartment dwellers (twelve total) each get one on-street parking pass per the current agreement with Park Tucson. This arrangement will be continued.

### **UDC Design Standards**

The design standards for alterations in Historic Preservation Zones (HPZ's) are outlined in UDC Sections 5.8.9 Design Standards and are listed below. Below each UDC provision is an explanation of how this proposal meets those criteria. The UDC Technical Standards (Section 9-02) also assist in understanding the UDC sections and were consulted to confirm conformance with the UDC.

The Development Zone for any project in an HPZ is defined in the UDC, and we have delineated the development zone for our project in drawing form included in this submittal.

**UDC Sec. 5.8.9.A Generally.** Alterations or additions to a Contributing Property within an HPZ shall reflect the architectural style and characteristics of the existing structure. The property may be renovated to an earlier historic style that applied to the property. In addition, such alterations or additions shall generally conform to the design standards of Contributing Properties within the development zone of the site.

This project calls for leaving the existing historic structures intact in terms of massing, height, door and window arrangements, textures, etc. No additions are being proposed. No demolition of the historic structures is being proposed.

**UDC Sec. 5.8.9.B Height.** Alterations or additions to a Contributing Property shall be constructed no higher than the tallest Contributing Property located within its development zone and shall generally conform to the typical height within the development zone.

No additions are being proposed. The existing building heights are typical for contributing properties in the development zone, and will remain the same.

**UDC Sec. 5.8.9.C Setbacks.** Alterations or additions to a Contributing Property shall maintain the prevailing street and perimeter yard setbacks existing within its development zone.

No additions or demolitions are being proposed. The setbacks of the existing structures will remain the same on all sides.

**UDC Sec. 5.8.9.D Proportion.** Alterations or additions to a Contributing Property shall be consistent to the proportions of the existing structure and with the prevailing proportions of Contributing Properties within its development zone.

The proportions of the existing structures will remain the same.

**UDC Sec. 5.8.9.E Roof Types.** Alterations or additions to a contributing property shall have a roof compatible in configuration, mass and materials to that of the architectural style of the existing structure.

The roof types of the existing structures will remain the same.

**UDC Sec. 5.8.9. F Surface Texture.** Surface texture of alterations or additions to a Contributing Property shall be appropriate to the historic style of the existing structure.

The surface textures on the structures will remain the same.

**UDC Sec. 5.8.9.G Site Utilization.** Site utilization of alterations or additions to a Contributing property shall be consistent to the site utilization of Contributing Properties within the development zone.

The site utilization of the existing structures on the property will remain the same.

**UDC Sec. 5.8.9.H Projections and Recessions.** Projections and recessions of a Contributing Property, such as porches, steps, awnings, overhangs, entrances, and windows shall be appropriate to the style of the existing structure.

The buildings with addresses 73 and 75 W. Simpson have been boarded up for years. The front façade of the two structures consists of seven total arched openings. All of the openings will remain the same shape. Wood double-hung windows will be installed in the four window openings. Wood panel doors will be installed in the two front door openings. And a steel gate, designed to reflect the other doors, will be installed at the center gate location. So the openings will remain the same. The front hardscape area, consisting of sidewalk and low plastered walls, will be repaired where possible and replaced as necessary.

On the remainder of the front facades on the property, windows will be repaired as possible and replaced if necessary. Doors will be replaced with wood half-lite panel doors, in the same openings as existing. Existing steps will be repaired as needed. There are existing front porches at 89 and 85 W. Simpson and also at 69 and 71 W. Simpson. The porches will remain and the crumbling low walls will be repaired. All porch detailing will remain, to be repaired as needed.

**UDC Sec. 5.8.9.I Details.** Architectural details of a Contributing Property, such as cornices, lintels, arches, grill work, shutters, window and door trim, and canales, shall be appropriate to the historic style of the existing structure.

The architectural details on this project will be repaired or replaced if needed. They are to largely remain as is.

**UDC Sec. 5.8.9.J Building form.** Size, mass, and scale of alterations and additions to a Contributing Property shall be compatible with the existing structure and with the Contributing Properties within the development zone.

The building form of the existing structures will not change.

**UDC Sec. 5.8.9.K Rhythm.** The proportion, pattern, and rhythm of openings of additions or alterations to a Contributing Property shall be compatible with those of the existing structure and with those of Contributing Properties in its development zone.

The existing facades have a rhythm of door and window openings that will remain the same.

**UDC Sec. 5.8.9.L Additional Review Standards**

**UDC Sec. 5.8.9.L.1 Color.** Color of a building or structure, including trim, roof, or other details, shall be appropriate to the architectural style of the subject structure and its historic period.

We are proposing the following: The existing white façade at 331, 337, 343, 345, and 349 W. Convent will remain the same white. The façade at the corner at 91 W. Simpson has a light cream color and that will remain the same. The façade at 89 and 85 W. Simpson is currently a rusty red, and that will remain the same. The façade at 75 and 73 W. Simpson is to be completely re-plastered, and we are proposing to have the façade be a non-painted lime plaster color. The façade at 71 and 69 W. Simpson is currently another version of rusty red. We are proposing to paint it a deep yellow exactly like the color at the contributing historic building at 382 S. Convent.

**UDC Sec. 5.8.9.L.2 Landscaping.** Plantings and other ornamental features shall reflect the historic period of the historic structure.

Given that these are largely zero-lot line buildings, there is no adequate space on the fronts of these buildings for new plantings, with the exception of the one very healthy pomegranate tree in front of the apartment at 69 W. Simpson, and that tree will remain.

**UDC Sec. 5.8.9.L.3 Enclosures.** Fences, walls, or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and with Contributing Properties within the development zone.

We are proposing new fences as follows: There will be a new six-foot tall fence and gate between the apartments at 75 and 85 W. Simpson, approximately 25 feet back from the front facades of these two apartments. This fence and gate will be of tube steel and rusted corrugated steel construction. This will serve to hide the garbage cans from public view. Also, we are proposing a six-foot tall steel fence along the entire rear (north) of the parcel, next to the rear area of the adjacent parcel's parking lot. We have no legal access to this property along the north property line, this fence will serve for security at the rear of this project.

**UDC Sec. 5.8.9.L.4 Utilities.** New above ground power and telephone line installation and new utility connections shall be reviewed for appropriateness and compatibility.

There is one new electrical service that will be required for the property, and that is for 73 and 75 W. Simpson, the abandoned apartments. We will work with TEP to have the new service installed on the west side wall of 75 W. Simpson, to get it away from the front façade. The other existing electrical services will remain. The one very old abandoned electric service on the front of 331 S. Convent will finally be removed.

**UDC Sec. 5.8.9.M Signs.** The color, appearance, size, method of attachment, texture of materials, and design of signs within an HPZ shall be in keeping with the collective characteristics of the structures located within the appropriate development zone.

There are faded painted signs on the apartment at 91 W. Simpson, at the corner of Convent Ave. and Simpson St. These are identified on our elevation drawings as part of this submittal. These signs were intact from the 1960's to the 1990's and they were for a corner market. The structure has been a residential apartment since then, and we are proposing for it to remain a residential apartment. We are proposing to re-paint these signs, exactly as they exist. These may require a separate permit and separate review.

**UDC Sec. 5.8.9.N Motor Vehicle and Bicycle Parking Areas.** Parking in accordance with Section 7.4 is required.

UDC Section 7.4 stipulates that motor vehicle parking should meet parking code. The current arrangement, which has been in place for some time, is that Park Tucson issues one on-street residential parking permit for each apartment. This allows for the occupants to be able to park directly in front of the apartments. We are proposing that this arrangement be continued.