ELYSIAN GROVE MARKET

400 West Simpson Street, Tucson, AZ 85701

ELYSIAN GROVE MARKET - North side - W. Simpson Street

South side-panorama view

East side - S. Samaniego Avenue

West side - Alley

ELYSIAN GROVE MARKET ~ EL HOYO July 30, 2020

Narrative: Proposed improvements to Historic Building ~ Solar Ramada; Garden Walls; Basement Egress; Repaint Historic Signs; Upgrade Heating & Cooling

Address: 400 W. Simpson St. @ Samaniego Ave.
El Hoyo/Barrio Histórico, Tucson AZ
Parcel #: 11719001A
Zoning: HR-2
Owners: Tim Miller & Emily Lober

This project consists of site and building improvements to the Elysian Grove Market, an historic adobe structure built in 1924. Elysian Grove served for nearly half a century as a neighborhood market. It closed after Urban Renewal (aka 'Urban Removal') in the late 1960's. In the mid 1970's the Market was converted to a residence by two community activists and Barrio advocates, Raima &Tom Wiper. It is currently in use as two separate dwelling units, one occupied by the Owners and one as a rental.

Since Tim & Emily bought the Elysian Grove in 2014 they have maintained the building and upgraded the electrical system to meet today's code. They now wish to make the following improvements:

1. SOLAR RAMADA: Emily & Tim wish to install a photo-voltaic array. Due to limitations of the roof structure and its age, it's not feasible to add roof-mounted solar panels. We propose a free-standing ramada/porch adjacent to the south wall of the Market, both to support solar panels and provide shade. The solar ramada is designed as a metal frame, with 4" diam. pipe columns (used historically at the interior of the market) and a grid of lightweight metal tubes to hold the solar panels. The ramada is self-supporting, and the solar panels extend just above the existing sloped house roof to allow air circulation up and through the porch. The porch is sheltered and privacy from Samaniego Ave. is maintained. by an extension of the existing east wall of the Market to create an outdoor room, with a wood-burning stove relocated from the interior. The new wall also shields existing rooftop evaporative coolers from the street view. The wall is proposed of stuccoed concrete block with a sponge-float/medium sand finish, in keeping with the Development Zone but in subtle contrast to the coarser texture of the historic Market. The wall is set back 8" from the southeast corner of the Market, and set 2'-6" lower than Elysian Grove's east wall, to differentiate old and new. There will be openings in the wall that match the proportion and scale of other windows in Development Zone.

2. BACK YARD WALLS: The east wall continues past the Solar Ramada/outdoor room @ 7 ft. high for the length of the back yard, and is mirrored along the alley at the west side. The garden gates on east and west are similar to the Market entry doors. The higher portion of the east wall shields the Ramada, solar panels, and existing roof-top mechanical from view.

3. BASEMENT EGRESS: The Elysian Grove has a partial basement under its eastern section. To improve egress from the basement, and make it usable as a sleeping area, we propose to install egress-windows in light wells at the north wall. These are below grade and are not visible from the public way (there are currently two small windows on the north side that we propose to enlarge to meet building code requirements and increase the functionality of the historic structure, in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties -- Treatment: Rehabilitation).

4. HISTORIC SIGNS: Tim & Emily wish to repaint the wall signs reading 'ELYSIAN Grove MARKET' to bring them back to their original appearance. The previous owners over-painted the original signs badly. We have photos of the originals, and propose to re-paint them in accordance with UDC 5.8.9. A, returning to an earlier documented version.

5. UPGRADE HEATING & COOLING: The last phase is to improve heating and cooling. It is proposed to add two rooftop HVAC units, placed strategically above bearing walls so as not to overload the roof. These will sit alongside existing historic roof-top 'swamp box' evaporative coolers, as the Owners wish to preserve evaporative cooling for May/June, and add AC for July/August. The units will not be seen from either Simpson St. or Samaniego Ave., as they are screened on the north by the parapet and on the east and south by the Solar Ramada. It's worth noting that roof-top and wall-mounted evaporative coolers are part of the historic fabric of the Barrio.

BARRIO HISTORICO HISTORIC ZONE ADVISORY BOARD - CHECKLIST (UDC 5.8)

HEIGHT (UDC 5.8.9.B): The new masonry and stucco garden wall shields the roof equipment and Solar Ramada from view on Samaniego St. The east end wall of the Solar Ramada (@ 12') is lower than the building wall (14'-6").

SETBACKS (UDC 5.8.9.C): New masonry garden walls replace existing wooden and metal fencing.

SITE UTILIZATION (UDC 5.8.9G): Not Applicable/No Change (exterior improvements only).

BUILDING FORM (UDC 5.8.9J): Not Applicable/No Change

RHYTHM (UDC 5.8.9K): *Proportion, patterns and rhythm of openings, additions, compatible with those of existing structure and those of contributors within development zone.*
The garden wall steps down the same way as the historic south parapet walls step down. The openings have a similar rhythm and size ratio to existing contributing buildings in the DZ. Proposed basement windows are casements with divided lights, similar to but not the same as the windows above on the ground floor. They are subterranean and not visible from the public way.

COLOR (UDC 5.8.9.L1): Tim & Emily wish to keep the existing color scheme of Elysian Grove, and the garden walls will be the same as the Market. The walls are offset 8" from the existing building corners to indicate they're not of the same era. The walls will have a medium sand-finish stucco, to distinguish it from the coarser finish of the Market.

LANDSCAPING (UDC5.8.9.L2): Native planting will remain, and any plants displaced by the patio and Solar Ramada will be replanted in the garden.

ENCLOSURES (UDC5.8.9.L3): The garden entry gates on Samaniego are the same style wood doors as Elysian Grove Market entry doors. The other gates are corrugated metal, common in the DZ.

UTILITIES (UCC 5.8.9.L.4): Not Applicable/No Change

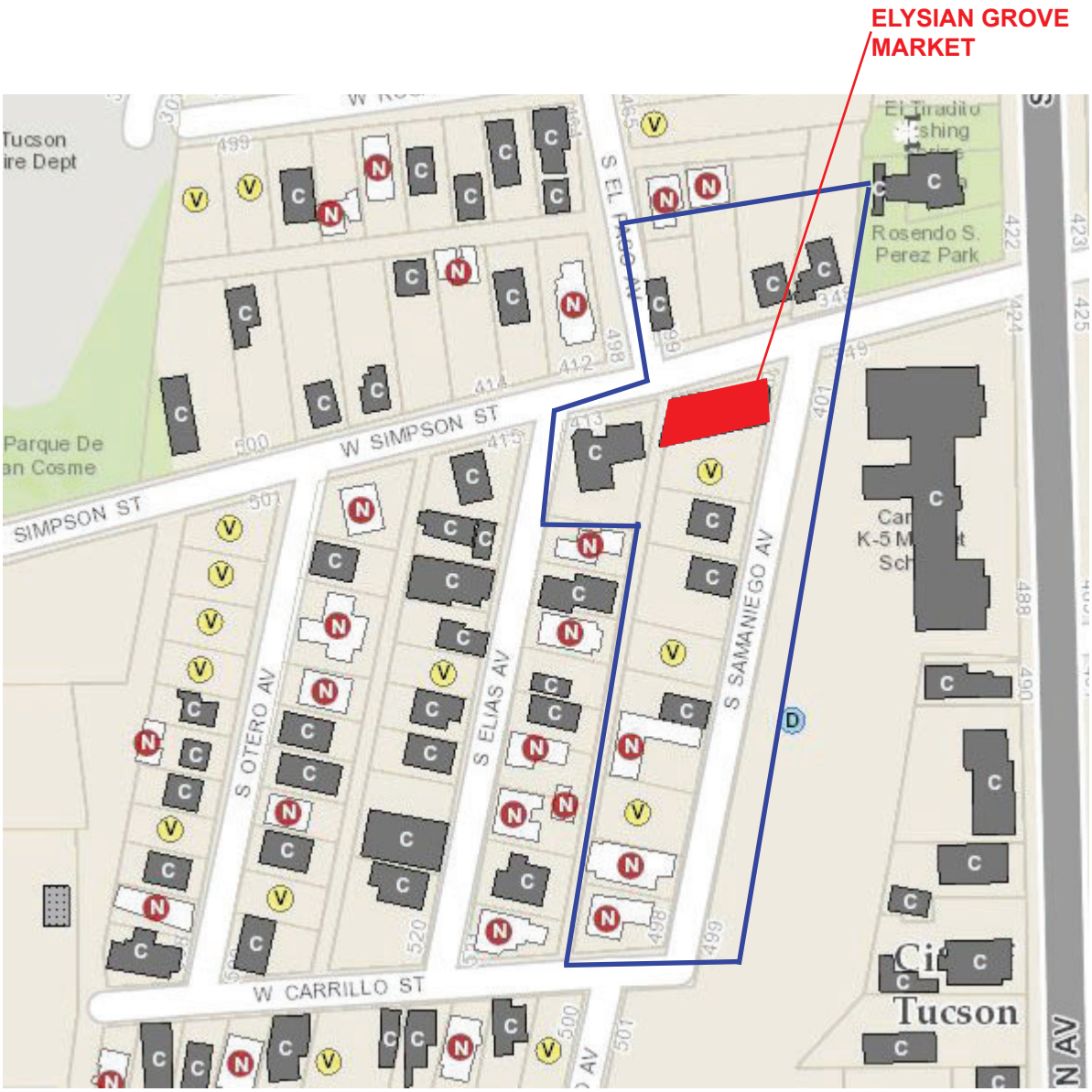
MOTOR VEHICLE & PARKING AREAS (UDC 5.8.9.N): Not Applicable/No Change

SIGNS (UDC 5.8.9.M): No hanging signs, only painted signage. The owner would like to repaint the signage in the same style as an earlier historic version, based on historic photos

ELYSIAN GROVE MARKET

Historic Building -Renovation and improvements
July 30, 2020

DEVELOPMENT ZONE



The Contributing Building reference for this project is the Elysian Grove Market.

DEVELOPMENT ZONE

ELYSIAN GROVE MARKET 400 Simpson St

ELYSIAN GROVE MARKET DEVELOPMENT ZONE

Aerial photo with contributing buildings shown.
July 30, 2020

1

2

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NEW WORK

New work - Construction of Ramada - to provide shading and support solar panels on the roof. Ramada is constructed with 4" steel tube columns, steel rafters and corrugated metal roofing. Solar panels above, facing south

New masonry and stucco wall built to enclose outdoor "room" and shield the ramada and solar panels from view from the street (shown dashed).

Existing conditions: Ramada roof will sit above the existing roof but will not connect to historic structure.

Existing outdoor patio and landscaping.

It is proposed to create new entry doors to garden area, retain brick steps and planting. Flagstone patio regraded for new patio, ramada and improved drainage work.

Plants and stone moved and used on site

New work - Enlargement of two windows in the basement so they can improve egress from the basement. Windows widened to 2'-2" feet wide (from 18") and lengthen to 4'-0" so each has an area of 6.7 sf. The existing are 1'-6" x 2'-0".

Grating enlarged to meet code egress requirements.

Existing conditions: Grate opening only 3 sf. (1'-6" x 2'-0")

Proposed grate will be 3 ft radius semi-circle

Existing conditions: Window is 1'-6" x 2'-0".

Proposed new window size is 2'-2" x 4'-0" which satisfies COT code requirements for size and area space. The taller window meets the sill height requirement of 44" max height allowed. Actual sill height is 42"

Signage

The owner would like to repaint the Elysian Grove Market Signage to match an earlier version as they feel the current painting is poorly executed.

Earlier sign

Current sign