

DATE: September 29, 2015

TO: Frank Dillon
Principal Planner
Planning & Development Services
City of Tucson

FROM: Corky Poster, Architect/Planner, Poster Frost Mirto, City's Design Professional

RE: **IID 15-07**
238 North 4th Avenue, Tucson AZ, (4th Avenue Sub-Area (FAS) of 4th Avenue Area (FAS) of Downtown Links Sub-District).

I am in receipt of a submittal received via a link and a copy dated July 14, 2015 for 238 North 4th Avenue, Tucson AZ, submitted by the engineers Cypress Civil Development, with Goldstein Architect. The Owner is Cheadle Lauren Taylor. 749 E. Maryland Avenue, Apt 56, Phoenix, AZ. The application is for a Major Review for compliance with the requirements of the City of Tucson Unified Development Code (UDC) as amended to include the Infill Incentive District (IID).

This received submission includes:

- Project Introduction
- Photographs of existing buildings and context and corresponding index.
- A detailed Exemption Request and a Narrative addressing the major questions of the IID
- Photographs of architectural precedent (existing buildings and similar projects in other communities; Las Vegas, Washington DC, San Francisco, San Diego).
- Elevations and perspectives of the proposed development
- Appendices:
- Request for mailing labels (6/10/15)
- Pima County Assessor printout and Assessor Lot and Block map.
- Invitation to neighborhood meeting for July 8th, 2015 from 5:30 - 6:30 at O'Malley's Bar near the project site at 238 North 4th Avenue. The invitation letter: describes the project, requests input, and outlines a descriptive agenda.
- A sign-in sheet for the meeting (15 people attending).
- A project fact sheet including goals, IID, and IID Modifications proposed.
- A PDF copy of the 21 slide presentation given at the Neighborhood Meeting
- Extensive Neighborhood Meeting notes, including the presentation commentary for each slide, questions and answers slide-by-slide, and finally general questions and answers at the end.
- A signed statement attesting to the accuracy of the notes.
- Additional email comments from neighbors
- A shade study
- A 5-sheet Development Package submittal

Missing elements:

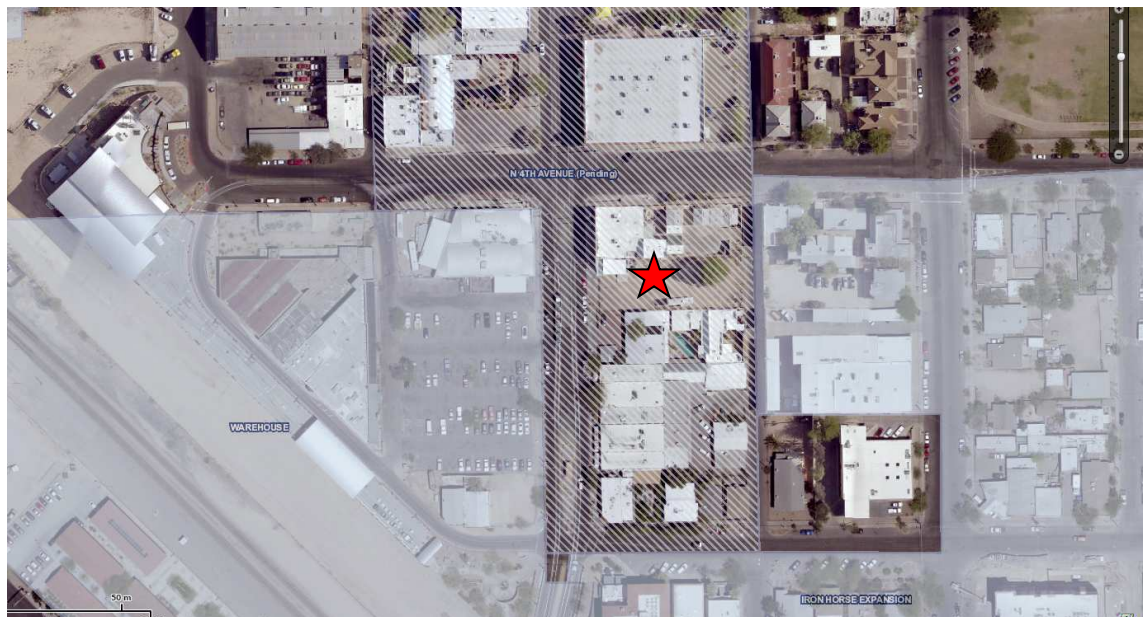
- No IID application form
- No map of required neighborhood association contacts
- No Submittal Requirements Checklist
- No Inventory Form for the Contributing 238 North 4th Avenue historic structure.

Design Professional Comments:

1. *Zoning Option:* This project is being proposed using the IID requirements and not the underlying zoning.
2. *Level of Review:* The project has been determined to be a Major Review, that is: notification = 300' Neighborhood Meeting + Neighborhood Association + Ward Office, review by the City's Design Professional, and review by Design Review Committee. The Neighborhood Meeting has been held with full compliance of all meeting requirements (notification map, documentation of the mailing for that meeting, mailing labels, sign-in sheet, and meeting notes.) It appears to have been a positive and productive meeting.
3. *Historic Status:* The project site is largely vacant and has a vacant "Contributing" Structure located on it. See Inventory Form attached, prepared by Poster Frost Mirto as part of the Environmental Clearance for the Modern Streetcar assessment of historic structures along its route. While it is an Eligible Structure (Contributing) based on that Environmental Assessment, it is not yet part of any formal Historic District. The 4th Avenue Merchants Association is currently considering an Historic District Nomination, but it is in the early stages of development. Since the structure is "Eligible Contributing," the question of a potential "de-listing" as per 5.12.5.E.4 is pertinent.

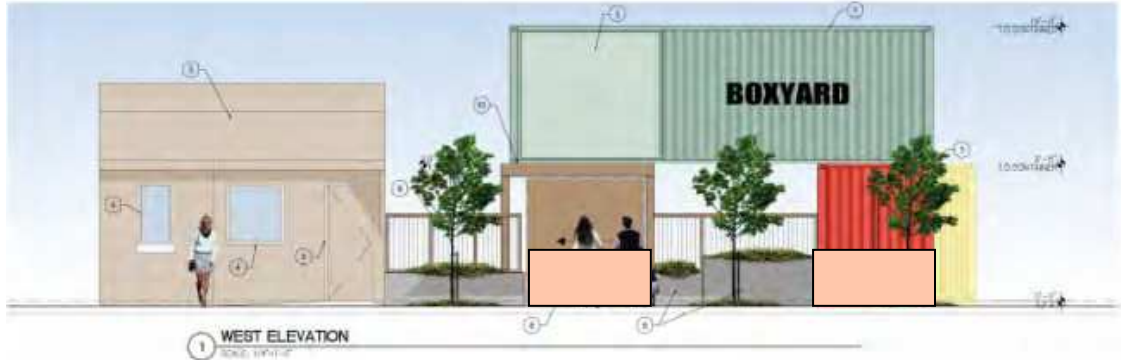


Aerial of Site



Aerial of Site between National Register Districts

The treatment of the existing historic building is a bit problematic. There are no photographs of the 1922 building. The current Boxyard project is proposing doing little or no work to the building. Since it is currently “Eligible,” and a restoration is not possible, the do-nothing approach is the safest way to proceed. We agree with that approach. The interior adaptive reuse is an acceptable approach and will not result in de-listing. I would recommend removal of the security screen and reverting back to a simple window opening. Any required security can be accomplished on the interior. I would recommend a simple metal-clad door without any detailing or ornamentation. It should be the same color as the stucco building to not call attention to itself. Finally I would recommend some continuity with the existing historic building and the street façade. A low masonry wall the same color as the historic structure and at the same height as the window sill would accomplish this at low cost and low impact.





4. *Permitted Uses:* As per Table 5.12-DLS-1, the proposed permitted uses are allowed in the 4th Avenue Sub-Area (FAS) of 4th Avenue Area (FAS) of Downtown Links Sub-District.
5. *Building Placement Standards:* The proposed design are within the building placement standards of the IID for this FAS Sub-Area.
6. *Building Heights and Floor Uses:* This is in compliance with the standard.
7. *Lot Coverage, Open Space, Pedestrian Access Standards:* This proposal is very much oriented to the pedestrian standards and intent of the IID. Along 4th Avenue it is highly compatible. The interior of the site is a well-designed and well-executed pedestrian environment. The applicant adds a very creative set of open spaces to the site. This creates good pedestrian access to the site and creates usable pedestrian open space where there was none before. The proposed site changes are a very big improvement to the site.
8. *Building Massing and Design Standards:* The design follows one of the basic premises of the Secretary of the Interior’s standard for historic preservation. It creates a sympathetic new construction that is compatible in scale and rhythm, but does not attempt to be fake historic or imitative of historic structures. There is a refreshing clarity of what is old and what is new, yet there is a compatibility among the old and new elements. It is also a good addition to the charactre of the 4th Avenue District. The Boxcar theme is reminsent of the railroad history of the area.
9. The owner, architect, and engineer, are seeking relief from four site elements: Parking, Off-Street Loading, Solid Waste Collection, and Landscape Screening. The intent of these elements in the IID was to foster urban standards for these elements, instead of a suburban standard, by allowing some reasonable flexibility. Each of these items seems appropriate to the site and the use. I support these requests for relief. Relative to the landscape, I would suggest one additional street tree west of the northernmost corner of the site. It should match the species of the trees in front of the yellow brick building two lots to the south.

10. *Compliance:* In my view, the proposal complies with the applicable design standards of the IID. No modifications, other than those offered suggestions, are required to bring it into compliance.

Please let me know if you have additional questions.

Corky Poster, Architect (State of Arizona #10611) and Planner (AICP)
On-Call Design Professional, City of Tucson




EXPIRES: 12.31.16

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: PF5 Survey Area: Modern Streetcar Project Segment 4

Historic Name(s): Belton Feed and Fuel

Address: 238 N. 4th Avenue

City: Tucson vicinity County: Pima Tax Parcel No. 117-06-0620

Township: 14S Range: 13E Section: 12 Quarter Section: Acreage: <1

Block: 80 Lot(s): 3 Plat (addition): Tucson Townsite Year of plat (addition): 1871

UTM reference: Zone 12 Easting Northing USGS 7.5' quad map: Tucson, Ariz.

Architect: not determined known source: ()

Builder: not determined known source: ()

Construction Date: 1922 known estimated source: (City Directories)

STRUCTURAL CONDITION

[X] Good (well maintained, no serious problems apparent)

[] Fair (some problems apparent) Describe: Broken window pane on west elevation; moisture damage between this and adjacent building to the north

[] Poor (major problems; imminent threat)

[] Ruin/Uninhabitable

USES/FUNCTIONS

Commerce:
1922-1927: Belton Feed & Fuel
1927-1940s: Oliver Drachman Fuel Supply
1940s-present: Wicker & Rattan Furniture Shop

Sources: City Directories

PHOTO INFORMATION

Date of photo: February 2009
View Direction: East
Negative No.:



SIGNIFICANCE

A. HISTORIC EVENTS/TRENDS

(On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON

Name: _____

(On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE

Style: Commercial

(On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: NA

INTEGRITY *Use continuation sheets if necessary.*

1. LOCATION Original Site Moved (date: _____) Original Site: _____

2. DESIGN: Small, single-story building with square massing, integrated porch at entry, and gable roof. Originally this building had a companion building to the south that has since been demolished (unknown date). In addition, iron security bars are present over the west-facing windows (unknown date).

3. SETTING: Early 20th century commercial district: Fourth Avenue began as a residential neighborhood in the latter part of the 19th century and by the turn of the 20th century, homes were either torn down, replaced, or redesigned to become a commercial corridor serving adjacent neighborhoods. This building fronts a partially vacant lot.

4. MATERIALS

Walls (structure): Brick Foundation: Concrete Roof: Built-up

Windows: Wood

If the windows have been altered, what were they originally? _____

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP: Rounded projection on southwest corner of building (likely related to a companion building that is no longer standing at this location)

NATIONAL REGISTER STATUS

Individually listed Contributor Noncontributor to _____ Historic District

Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY *(opinion of SHPO staff or survey consultant)*

Property is is not eligible individually.

Property is is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Poster Frost Mirto

Date: March 2010

Mailing Address: 317 N. Court Ave., Tucson, AZ 85701

Phone No.: 520-882-6310