



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
 Permit Activity Number: T21SA00105 Case Number: DRB-21-08 Date Accepted: 4/9/2021
 T21CM01520 HPZ 21-005

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): 255 SOUTH STONE AVE
 Property Address: 255 SOUTH STONE AVE
 Pima County Tax Parcel Number/s: 117-14-0750 / 117-14-0760
 Current Zoning: C-3
 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): ~~ARMORY PARK~~ ARMORY PARK

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

Description of Proposed Use: RESIDENTIAL - SINGLE FAMILY.
 Number of Buildings and Stories/Height of Proposed Structure(s): 2 BLDGS. EXIST: 15'9"
 Site Area (sq ft): Area of Proposed Building (sq ft): NEW : 14'7"

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: NA
 National Register District Please List: ARMORY PARK
 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: Bill Mackey
 ROLE: Property owner Architect Engineer Attorney Developer
 Other: _____
 EMAIL: 520-664-4847 PHONE: bill@workevincorporated.com
 ADDRESS: 825 N. NORTON AVE
 PROPERTY OWNER NAME(S) (If ownership in escrow, please note): ALBERT & SARAH BUIAS
 PHONE: 520-400-6670

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.
 SIGNATURE OF OWNER/APPLICANT* 3.8.2021
 *If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

March 8, 2021

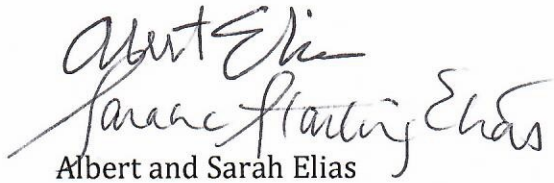
To Whom It May Concern:

Subject: Letter of authorization for 255 South Stone Avenue

As owners of the subject property, we are authorizing Bill Mackey architect from Worker Inc. to submit a City of Tucson Special District application for improvements at this site. This application is being submitted with our knowledge and concurrence.

If you have further questions regarding this authorization, please contact Albert at (520) 400-6670. Thank you.

Respectfully,


Albert and Sarah Elias

Permit Review Details

Permit: T21CM01520

Parcel: 117140750

Addresses:

255 S STONE AV

Review Status: **Completed**

Review Details

Show entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
2/19/2021	LBOWERS1	ENGINEERING	REVIEW	Passed	None
2/19/2021	LBOWERS1	NPPO	REVIEW	Passed	None
2/19/2021	LBOWERS1	BUILDING-RESIDENTIAL	REVIEW	Needs Review	None
3/26/2021	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	ZONING REVIEW TRANSMITTAL FROM: PDSO Zoning Review PROJECT: T21CM01520 255 S Stone Ave Detached Carport TRANSMITTAL: March 25, 2021 COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8). This site is located in the C-3 zone (UDC 4.7.22) and the Rio Nuevo Area (RNA) (UDC 5.12.7). Proposed detached carport requires RNA & Historic review.

STONE



MC CORMICK

AERIAL

The project site is located at 255 South Stone, the southeast corner of Stone Avenue and McCormick Street. Two parcels make up the project area. Parcel 117-14-0750 has an existing building built in 1923, historically used as a print shop. Parcel 117-14-0760 has never had a building on it and has been historically used as a parking lot.

The existing building is a contributing property to the Armory Park National Historic District. The property inventory form indicates the building is of the mission revival style with “good” integrity and “good” condition. Very little has changed to the exterior facade of the building. The property is zoned c-3.

The building has been under the ownership of the Elias family since it was built. Albert Elias and his wife, Sarah, plan to move in to the building as their primary residence.

To the east of the building we propose the addition of a freestanding open air carport structure. To the south of the building we propose an outdoor living area. The site will be enclosed with fencing and landscape borders. The existing building will be modified extensively on the interior. The only modification to the exterior will be the replacement of the deteriorated wood double hung windows. The windows will be replaced with aluminum clad wood double hung windows.



VIEW FROM NORTHWEST





1



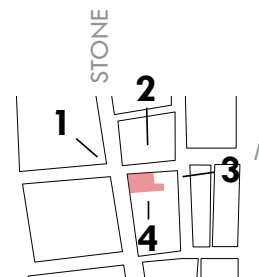
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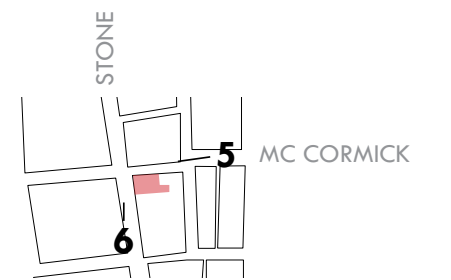


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255 SOUTH STONE AVENUE
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Parcel Number: 117-14-0750

Property Address			
Street Number	Street Direction	Street Name	Location
255	S	STONE AV	Tucson

Contact Information	
Property Owner Information:	Property Description:
MORENO FAMILY TR 25% & MORENO ARTURO 25% & ELIAS ALBERT F & SARAH S CP/RS 12.5% & ELIAS ALBERT M 37.5% 1650 S MARMORA AVE 85713-1019	TUCSON WLY PTN LOT 2 BLK 231

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$55,486	\$69,674	\$125,160	\$125,160	\$22,529
2021	COMMERCIAL (1)	18.0	\$55,486	\$69,674	\$125,160	\$125,160	\$22,529

Property Information					
Township:	Section:	Range:	Map:	Plat:	Block:
14.0	13	13.0E	3	70	231
Tract:	Land Measure:	Lot:	Census Tract:	File Id:	Group Code:
	4,620.00F	00002	900	1	
Use Code:	Date of Last Change:				
1120 (STORE FRONT COMMERCIAL BLDG)	3/27/2020				

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	03070 DEL	30

Parcel Number: 117-14-0760

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
MORENO FAMILY TR 25% & MORENO ARTURO 25% & ELIAS ALBERT M & ELIAS MARIA AIDA 25% & ELIAS ALBER M & VIOLA B JT/RS 13% ETAL 1650 S MARMORA AVE 85713-1019	TUCSON N16' LOT 3 BLK 231

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	VACANT/AG/GOLF (2)	15.0	\$46,040	\$0	\$46,040	\$29,005	\$4,351
2021	VACANT/AG/GOLF (2)	15.0	\$57,550	\$0	\$57,550	\$30,455	\$4,568

Property Information					
Township:	Section:	Range:	Map:	Plat:	Block:
14.0	13	13.0E	3	70	231
Tract:	Land Measure:	Lot:	Census Tract:	File Id:	Group Code:
	2,302.00F	00003	900	1	
Use Code:	Date of Last Change:				
0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)	3/27/2020				

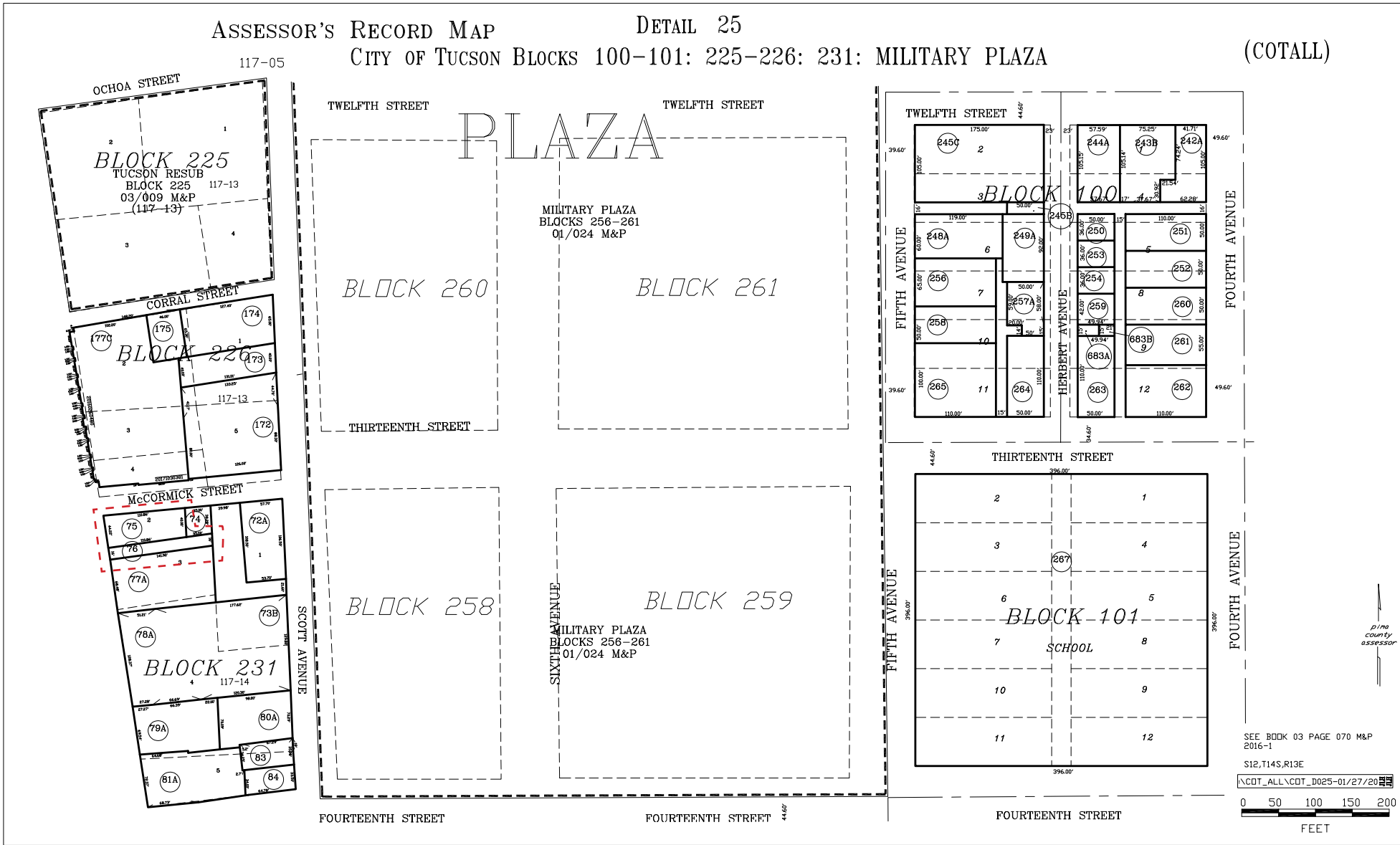
Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	03070 DEL	30

Recording Information (10)				
Sequence No.	Docket	Page	Date Recorded	Type
20190870064	0	0	3/28/2019	DEEDTR
20040480879	12256	4397	3/11/2004	WTDEED
20031970573	12154	1887	10/10/2003	
20031970572	12154	1884	10/10/2003	
20031970571	12154	1881	10/10/2003	
20031970570	12154	1878	10/10/2003	
96019000	10224	1011	2/5/1996	
93201713	9669	2175	11/16/1993	
0	4886	710	11/4/1974	
0	7874	997	9/22/1986	



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Historic Building Database Form

SHPO Inventory

ARIZONA STATE HISTORIC PROPERTY INVENTORY
SURVEY SITE: ARMORY PARK INVENTORY #: 231-0075-A
CITY: PIMA TOWNSHIP: BLK 14 RANGE: LOT 13 SECTION: 13 BK/DCKT: 4886
PAGE: 231 BLOCK: 231 LEGAL DESCRIPTION: TUC W PT OF LOT 2

IDENTIFICATION
SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME: OLD PUEBLO PRINTERS
ADDRESS/LOCATION: 255 S STONE AVE
CITY: TUCSON
TAX PARCEL #: 117-14-075-0
OWNER: MORENO, F & G & A & OTHERS
OWNER ADDRESS: 5201 E ANDREW
CITY/ZIP: TUCSON, AZ, 85711
HISTORIC USE: COMMERCIAL
PRESENT USE: PRINT SHOP
BUILDING TYPE: COMMERCIAL
STYLE: MISSION REVIVAL
CONSTRUCTION DATE: 1923 (74ff)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: GOOD
CONDITION: GOOD

SKETCH

DESCRIPTION
STORIES: 1 DIMENSIONS LxW: 25X55
STRUCTURAL MATRL: BRICK
FOUNDATION MATRL: CONCRETE
WALL SHEATHING: STUCCO
APP. ORNA.: SEE NEXT PAGE
ROOF TYPE: FLAT, W/ PLAIN PARAPET
ROOF SHEATHING: UNKNOWN,
EAVES TREATMENT:
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

PORCHES: NONE
STOREFRONTS: YES
NOTABLE INTERIOR: UNKNOWN
ALTER. DATES: N/A
DESCRIPTION: NONE
OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NEXT PAGE

NATNL REGIS STAT: CONTRIBUTING
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff, X

PHOTO



PHOTO
PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: RUND
DATE: 2/94
VIEW: 3/4, LOOKING SOUTHEAST
NEG. #: ROLL #36, SHOT #19

Historic Building Database Form

SHPO Inventory

ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...
APPLIED ORNAMENTATION: STRING OR BELT COURSE. BUTTRESS. DECORATIVE CORNER & SIDE ELEMENTS.

WINDOWS: NORTH 3 SETS: SEGMENTAL STRUCTURAL OPENING, LABEL HEAD TRIM OUTSIDE OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, PLASTER/STUCCO, PLAIN LUG WINDOW SILL, PLASTER/STUCCO, PLAIN HEAD TRIM WITHIN STRUCTURAL OPENING, PLAIN SIDE TRIM WITHIN STRUCTURAL OPENING, WOOD DOUBLE HUNG, (1/1,1/1)

WEST: SEGMENTAL STRUCTURAL OPENING, LABEL HEAD TRIM OUTSIDE OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, PLASTER/STUCCO, PLAIN LUG WINDOW SILL, CONCRETE, MOULDED HEAD TRIM WITHIN STRUCTURAL OPENING, MOULDED SIDE TRIM WITHIN STRUCTURAL OPENING, ONE SASH, FIXED

SOUTH 2 SETS: SEGMENTAL STRUCTURAL OPENING, VOUSOIRS HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO-SIDE TRIM OUTSIDE STRUCTURAL OPENING, BRICK, PLAIN LUG WINDOW SILL, BRICK, CONCRETE, MOULDED HEAD TRIM WITHIN STRUCTURAL OPENING, MOULDED SIDE TRIM WITHIN STRUCTURAL OPENING, TWO SASHES, WOOD DOUBLE HUNG, (1/1,1/1)

EAST : 2 SETS SAME AS SOUTH.

ALL WINDOWS HAVE BLIND-SHAPED TRANSOMS

ENTRY: NORTH: LOCATED OFF CENTER ON FACADE, SEGMENTAL STRUCTURAL SHAPE, LABEL HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, TRIM OF PLASTER/STUCCO, MOULDED HEAD & SIDE TRIM INSIDE STRUCTURAL OPENING, WITH SHAPED, BLIND TRANSOM, 2-LEAF 1-PANEL DOOR,

NW ENTRY: LOCATED ON CORNER, SEGMENTAL STRUCTURAL SHAPE, LABEL HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, TRIM OF PLASTER/STUCCO, MOULDED HEAD & SIDE TRIM INSIDE STRUCTURAL OPENING, WITH SHAPED, BLIND TRANSOM, 1-LEAF - 2-PANEL DOOR, W/ LITES. MAIN STAIRS TO FIRST FLOOR WITH NO RAILING,

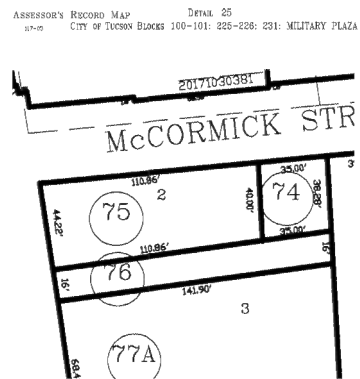
OUTBUILDINGS: ATTACHED CORRUGATED SHED EAST SIDE 12X8
COMMENTS/DEVELOPMENT PLANS/THREATS:

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: D. & K. HEININGER SURVEY DATE: 12/93 DATE FORM COMPLETED: 5/25/94

PROJECT INFORMATION

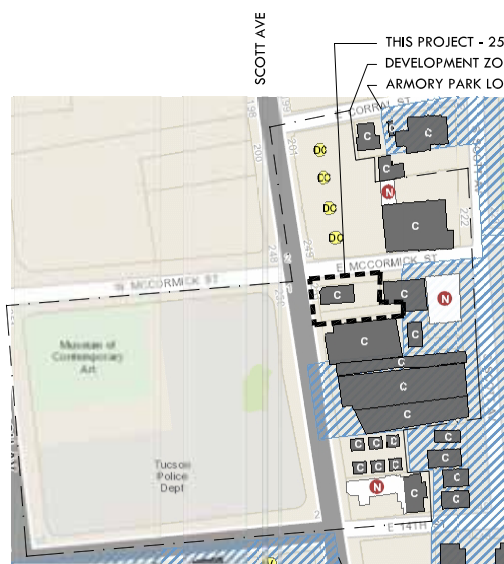
project	CONVERSION OF OFFICE TO RESIDENTIAL
address	255 SOUTH STONE AVENUE
property owner	MORENO FAMILY TRUST
business owner	NA
parcel	117-14-0750 (EXISTING STRUCTURE)
	117-14-0760 (VACANT)
S/T/R	131413E
zoning	C-3
overlays	DOWNTOWN CORE, DOWNTOWN INFILL INCENTIVE DISTRICT RIO NUEVO - DOWNTOWN DOWNTOWN REDEVELOPMENT DISTRICT CENTRAL IMPACT FEE BENEFIT AREA CONTRIBUTING PROPERTY - ARMORY PARK NATIONAL HISTORIC DISTRICT
impact fee area	NA
historical	NA
previous requests and requirements	0750: 4,620 SF 0760: 2,302 SF
lot area	OFFICE
existing use	SINGLE FAMILY DWELLING
proposed use	0 SF
lot size minimum	80%
lot coverage max allowed (residential)	1,781 SF EXISTING HOUSE 590 SF PROPOSED CARPORT
lot coverage actual	175 SF DRIVE APRON 2,546 SF = 55% OF PARCEL 0750
height allowed	75'
height proposed	EXISTING - 16'9" AT STONE
setback - street allowed STONE AVE	EXISTING - 0' AT STONE
setback - street allowed MC CORMICK ST	EXISTING - 0' AT MC CORMICK
setback - perimeter allowed	RESIDENTIAL USE TO NONRES ZONE 0'
accessory structure height allowed	75'
accessory structure height proposed	11'8" TO MIDPOINT OF GABLE 13'8" TO RIDGE
accessory structure setback	10'
street allowed MC CORMICK ST	10'
street proposed	0'
perimeter yard allowed	+5'
perimeter proposed	2 SPACES + .25 VISITOR PARKING
motor vehicle parking required	2 SPACES, VISITOR PARKING ON MC CORMICK STREET
motor vehicle parking proposed	0
bicycle parking required	AT LEAST 4 LONG TERM SPACES
bicycle parking proposed	0
off street loading required / proposed	RESIDENTIAL USE, SINGLE FAMILY, NONE REQUIRED (TABLE 7.6.4-1)
street landscape border MS&R	RESIDENTIAL USE, SINGLE FAMILY, NONE REQUIRED (TABLE 7.6.4-1)
street landscape border non-MS&R	NONE
landscape border adjacent zones	NA
native plant preservation	NA



ASSESSOR RECORD MAP NTS



SITE AERIAL NTS



HISTORIC PROPERTIES NTS



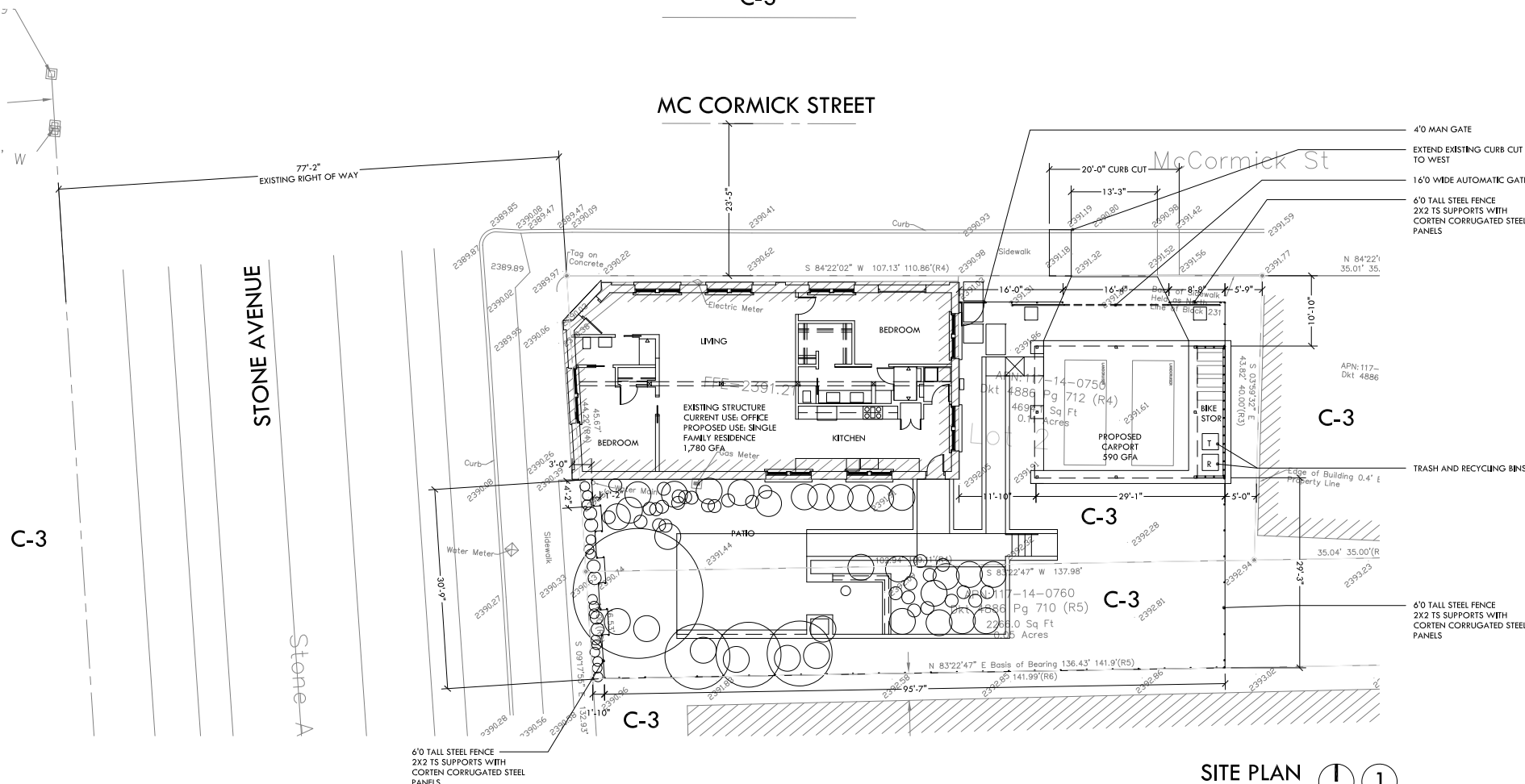
PROJECT LOCATION NTS
3" = 1 MILE



WORKER INC
WORKER ARCHITECTURE PLLC
tk@workerincorporated.com
workerincorporated.com
520.664.4847

STRUCTURAL ENGINEERING
TURNER STRUCTURAL
520-323-3422

OWNER
MORENO FAMILY TR
SARAH & ALBERT ELIAS
1650 S MARMORA AVE
TUCSON AZ 85713



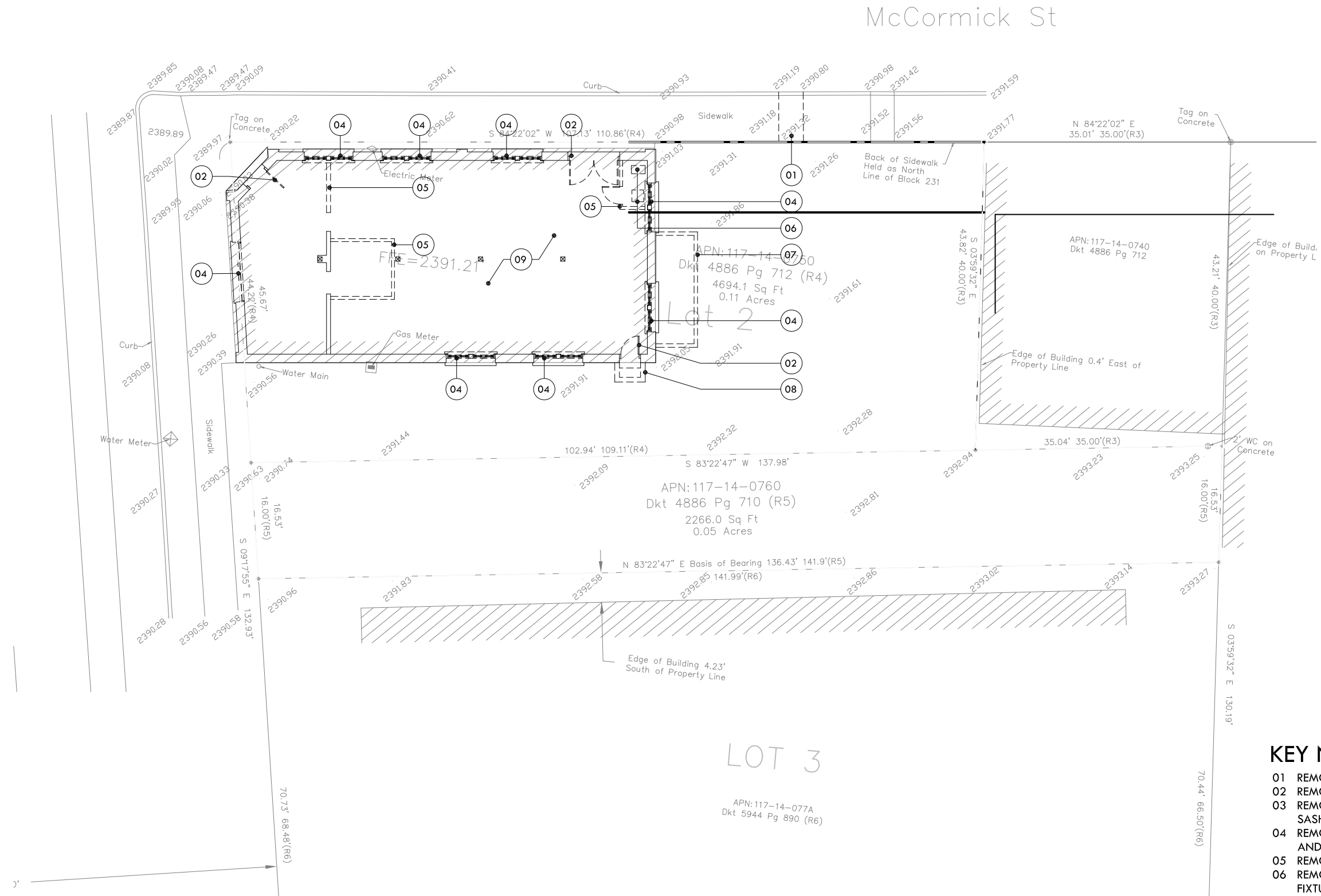
SITE PLAN 1:10



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G1.1
255 S STONE
TUCSON, AZ 85701
SITE PLAN AND ZONING INFORMATION



KEY NOTES

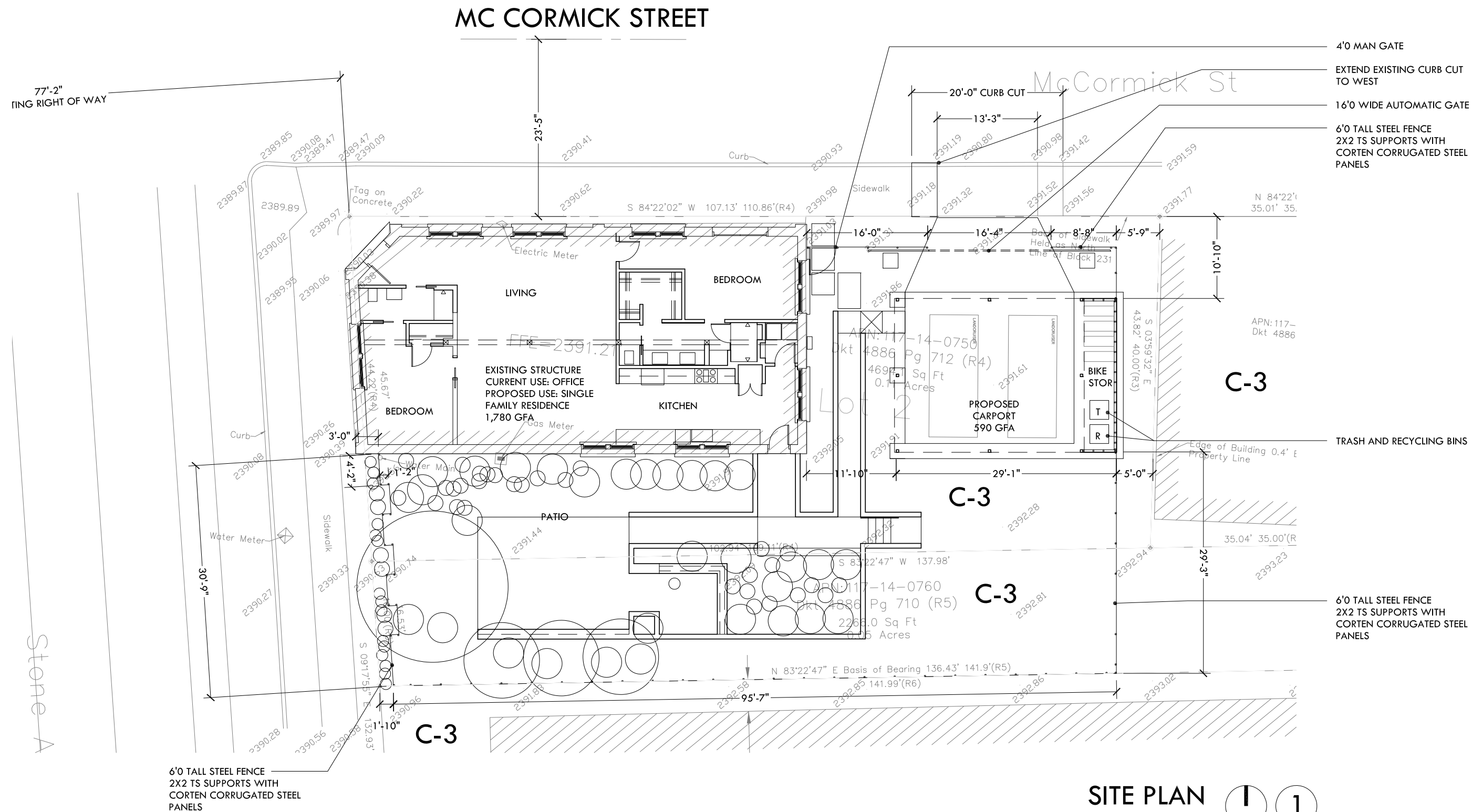
- 01 REMOVE WEST END OF CURB CUT
- 02 REMOVE EXISTING DOOR & FRAME
- 03 REMOVE EXISTING WINDOWS SASH ONLY
- 04 REMOVE EXISTING WINDOW AND FRAME
- 05 REMOVE WALL
- 06 REMOVE EXISTING PLUMBING FIXTURES, CAP WATER AND SEWER LINES
- 07 REMOVE EXISTING SHED
- 08 REMOVE EXISTING STAIRS
- 09 REMOVE CONCRETE SLAB ENTIRE FLOOR

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STONE



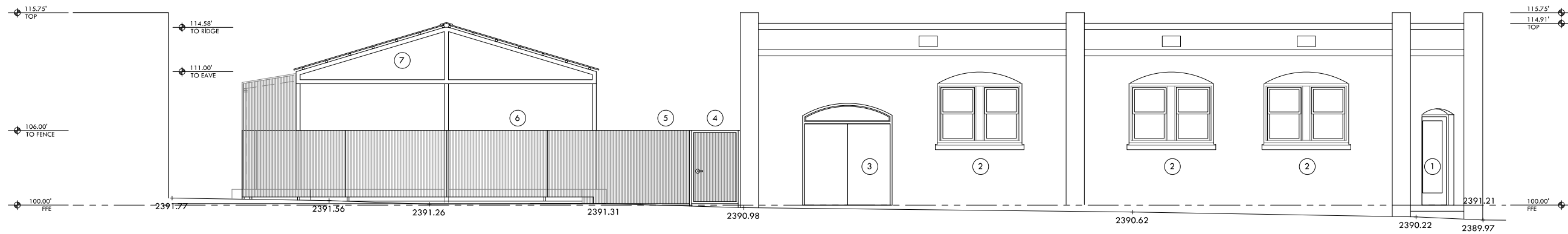
- 4'0 MAN GATE
- EXTEND EXISTING CURB CUT TO WEST
- 16'0 WIDE AUTOMATIC GATE
- 6'0 TALL STEEL FENCE 2X2 TS SUPPORTS WITH CORTEN CORRUGATED STEEL PANELS

- TRASH AND RECYCLING BINS

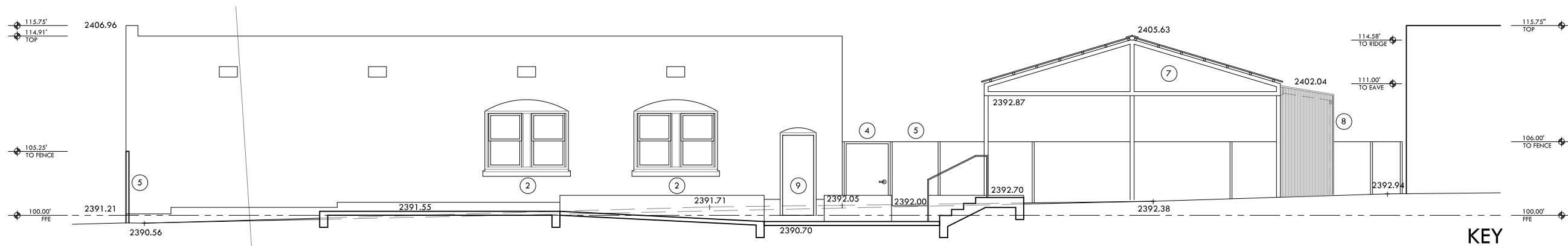
- 6'0 TALL STEEL FENCE 2X2 TS SUPPORTS WITH CORTEN CORRUGATED STEEL PANELS

SITE PLAN
1 : 10





NORTH ELEVATION



SOUTH ELEVATION

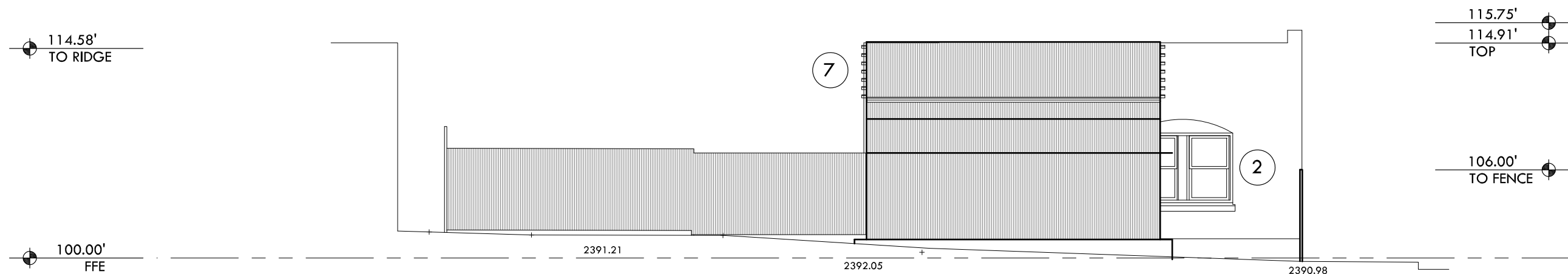
KEY

- 1 NEW ENTRY DOOR, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
FULL GLAZING
- 2 NEW WINDOW, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
DOUBLE HUNG
- 3 NEW DOOR, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
GLAZING IN ARCH'D OPENING
- 4 NEW GATE
TS FRAME
CORTEN STEEL PANEL
CORRUGATED
- 5 NEW SITE PERIMETER FENCING
TS FRAME
CORTEN STEEL PANEL
CORRUGATED
- 6 NEW AUTOMATIC DOOR GATES
TS FRAME
CORTEN STEEL PANEL
CORRUGATED
- 7 NEW CARPORT
TS COLUMNS, BEAMS AND TRUSSES
CORTEN STEEL PANEL AT ROOF
CORRUGATED
- 8 NEW LEAN-TO STORAGE
CORTEN STEEL PANEL
CORRUGATED
- 9 NEW DOOR, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
FULL GLAZING

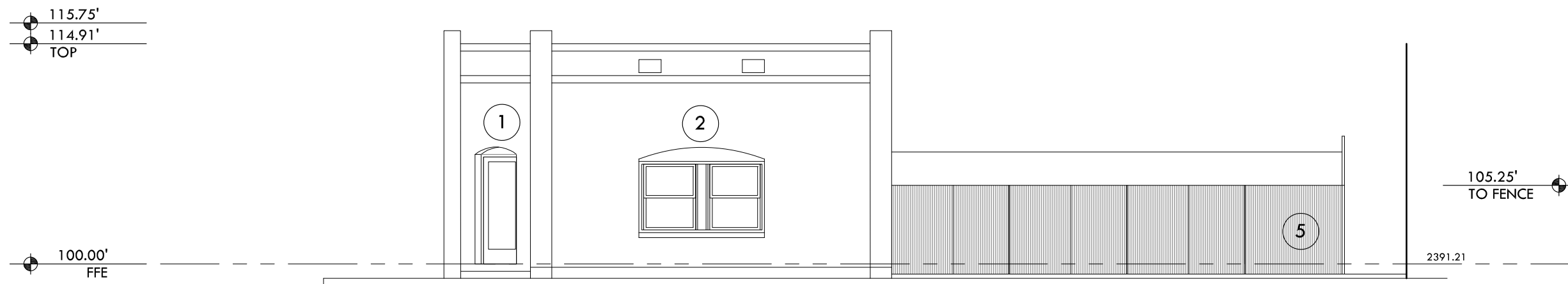


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EAST ELEVATION



WEST ELEVATION

KEY

- 1 NEW ENTRY DOOR, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
FULL GLAZING
- 2 NEW WINDOW, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
DOUBLE HUNG
- 3 NEW DOOR, EXISTING OPENING
ALUM CLAD SOLID CORE WOOD
GLAZING IN ARCH'D OPENING
- 4 NEW GATE
TS FRAME
CORTEN STEEL PANEL
CORRUGATED
- 5 NEW SITE PERIMETER FENCING
TS FRAME
CORTEN STEEL PANEL
CORRUGATED
- 6 NEW AUTOMATIC DOOR GATES
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ALUM CLAD SOLID CORE WOOD
FULL GLAZING



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SITE AERIAL
DEVELOPMENT ZONE

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section 5.12.8.B, Development Transition Standards. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;

The proposed project is the rehabilitation to an existing building and the construction of a one story open air garage on the east side of the property. The development zone has a variety of building heights and scales. Across Stone Avenue from the proposed project is the City of Tucson Police Headquarters taking up a city block and rising to 3 stories in height. To the northwest is a 2 story mortuary building. To the north, across Mc Cormick Street is a 3 story apartment building taking up half a city block. Two story buildings flank its side to the east. To the south of the property is the 2 story Labor Temple and the 65'0 tall Arizona Theater Company fly loft. Along the south side of Mc Cormick are one-story buildings in similar height and scale as the proposed project.



HISTORIC PROPERTIES, BOUNDARY
DEVELOPMENT ZONE



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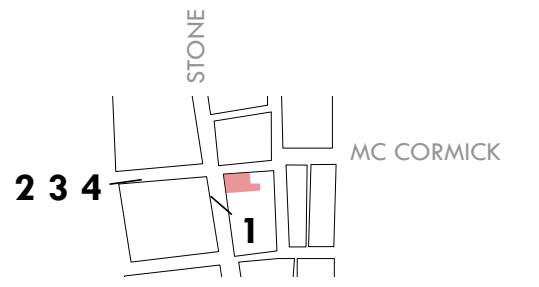
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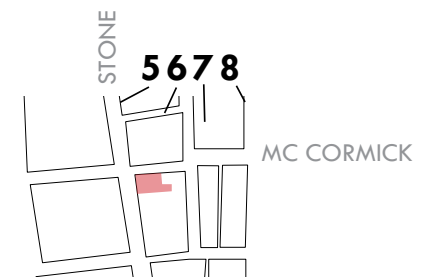


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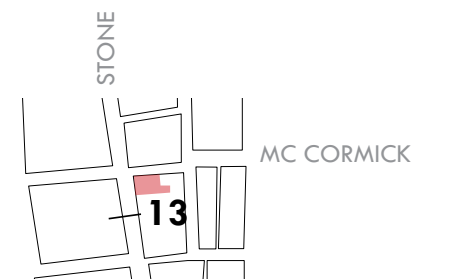


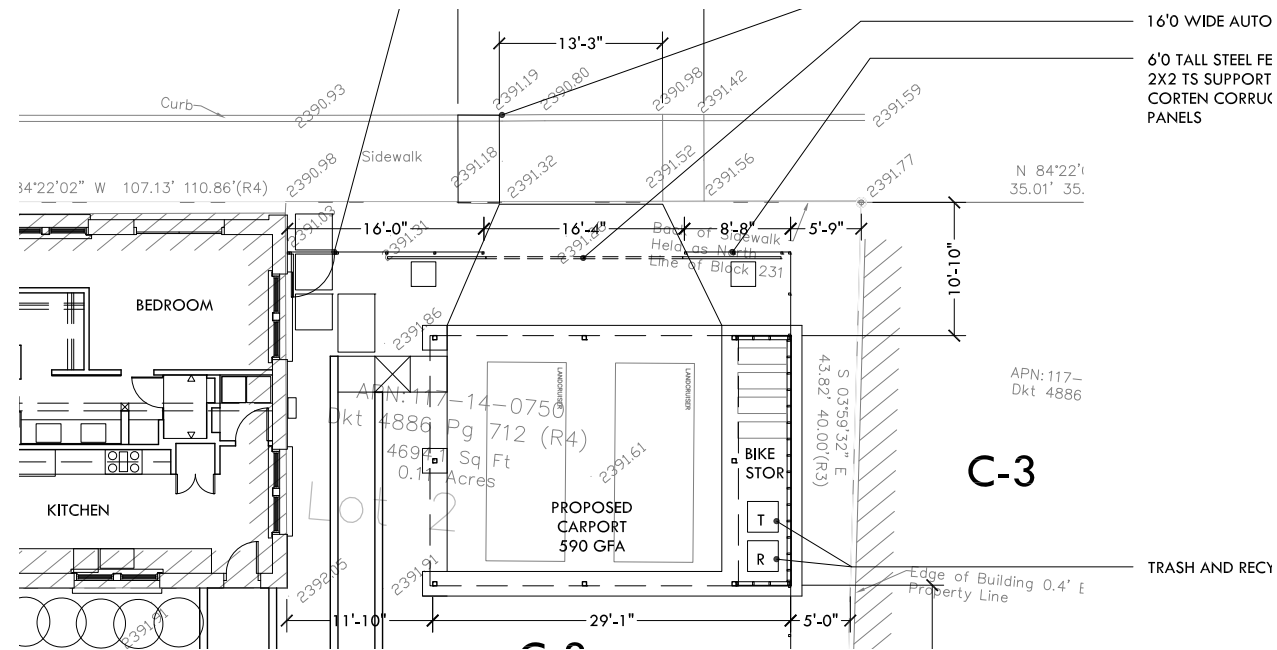
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2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PSDS Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;

The proposed garage is setback from the north west property line a total of 10'0 for safe motor vehicle maneuvering. The other structures along the south side of Mc Cormick Street are located at the property line with no setback. We propose a metal fence to continue this pattern.

3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;

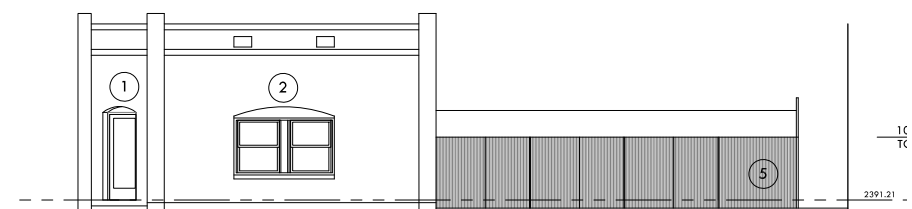
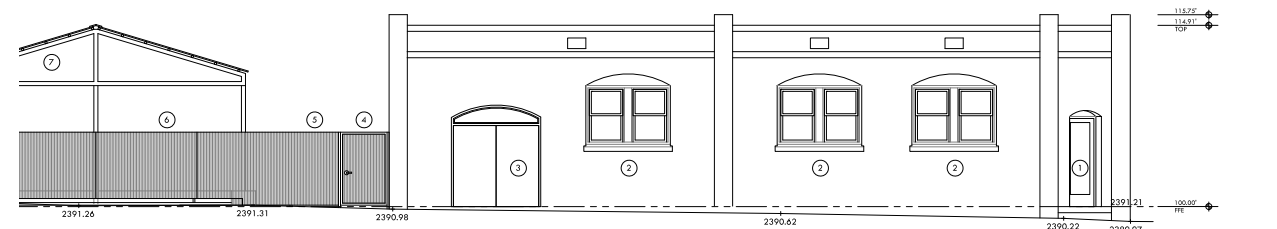
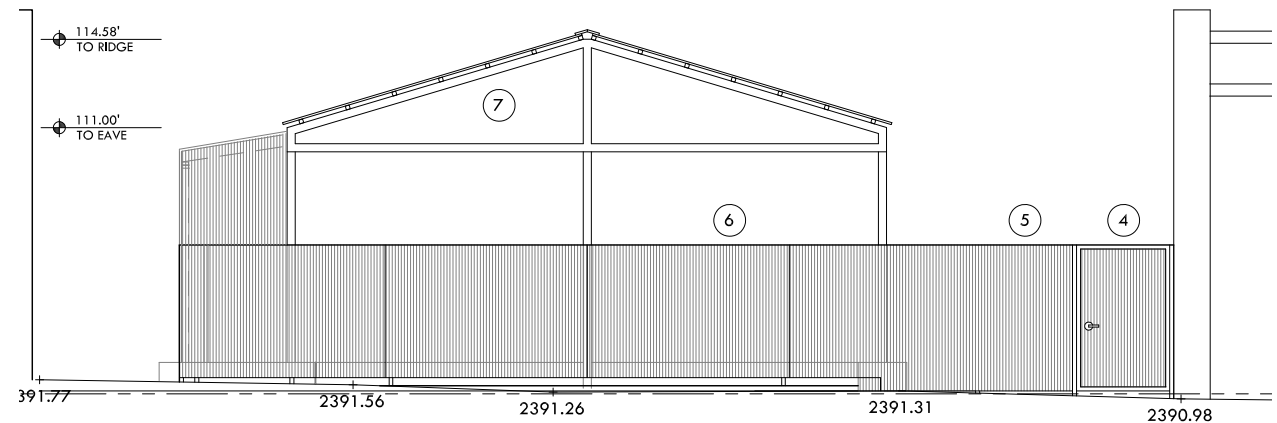
The proposed garage is a utilitarian structure with minimal detail. The exposed trusses with a king post will be supporting 2x2 TS rafters that support the corrugated roof panel. The rafters will extend beyond the face of the truss for approximately 12". The fencing is similarly utilitarian: 2x2 TS posts at 4'0 on center will support angle iron that frames the corrugated panel. All metal will rust.

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;

The existing building is as is. Windows face Mc Cormick Streets and Stone Avenue. No new openings will be provided. The building is a contributing structure to the Armory Park National Historic District and that type of modification to the facade is not advised.

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;

Not applicable, historic facade.





6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;

We propose a light fixture at the entry door and at the northeast corner of the building. The light fixtures will be down-shielded and glare controlled.

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;

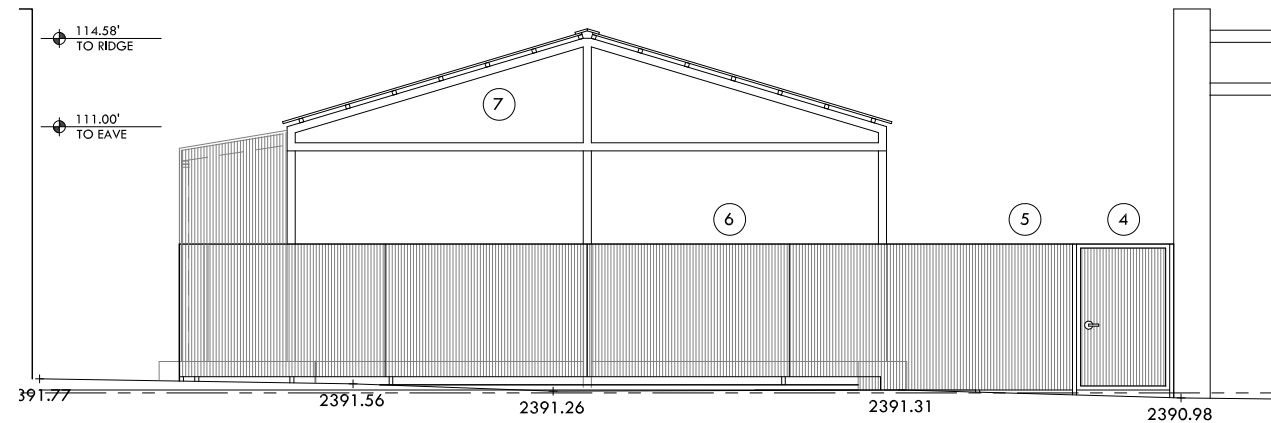
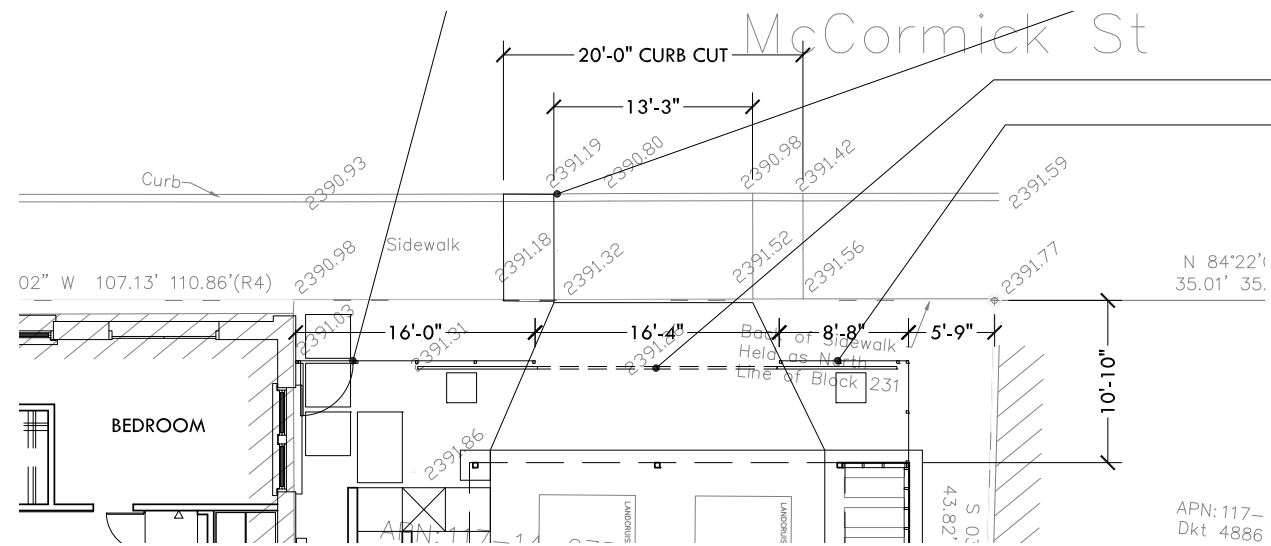
Front door is existing.

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;

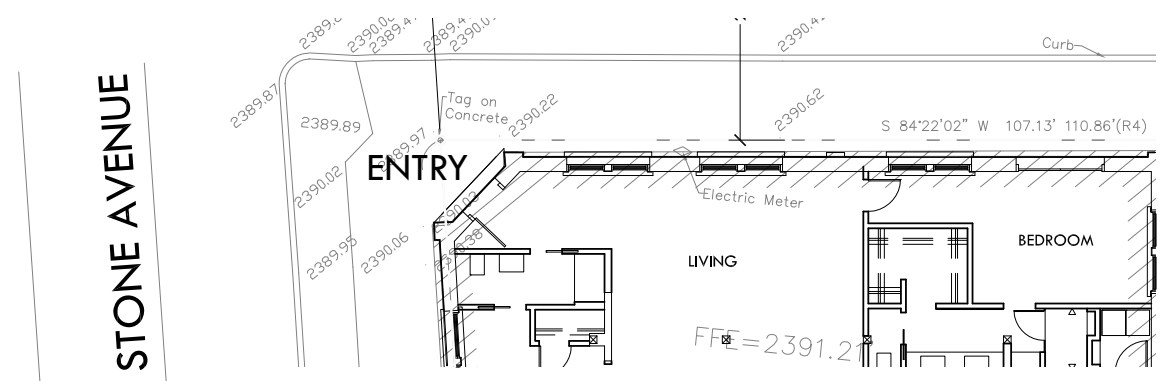
The exterior of the historic building will remain as is, except for the replacement of all windows. The existing wood double hung windows along the north, south, and east facades will be replaced with aluminum clad wood double hung windows. The windows will be placed in the existing frames without causing damage to the existing opening. This technique was used at 40 E 14th Street and was approved by the Department of the Interior. The large picture window facing Stone Avenue will be replaced with 2 aluminum clad wood double hung windows. The detail of the center post found at the other window openings will be utilized in this opening. The entry door and the back door will be replaced with an aluminum clad wood door with a large single window. New aluminum clad wood doors and an arched window opening will be inserted in the existing double door opening along Mc Cormick Street.

9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;

The proposed garage will be a rusted metal patina minimizing any glare or reflected light to the public rights-of-way.



MC CORMICK STREET



10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;

The garage is located along Mc Cormick Street and situated 10'0 from the sidewalk. Automatic gates will open when motor vehicles back in and out of the garage, alerting any passers-by of movement.

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City;

Existing historic building facade shades the corner and a portion of Mc Cormick Street. The proposed garage will shade a portion of the sidewalk along the north property line.

12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and streetrhythms . The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;

Existing building is painted stucco. New construction will be rusted metal.

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;

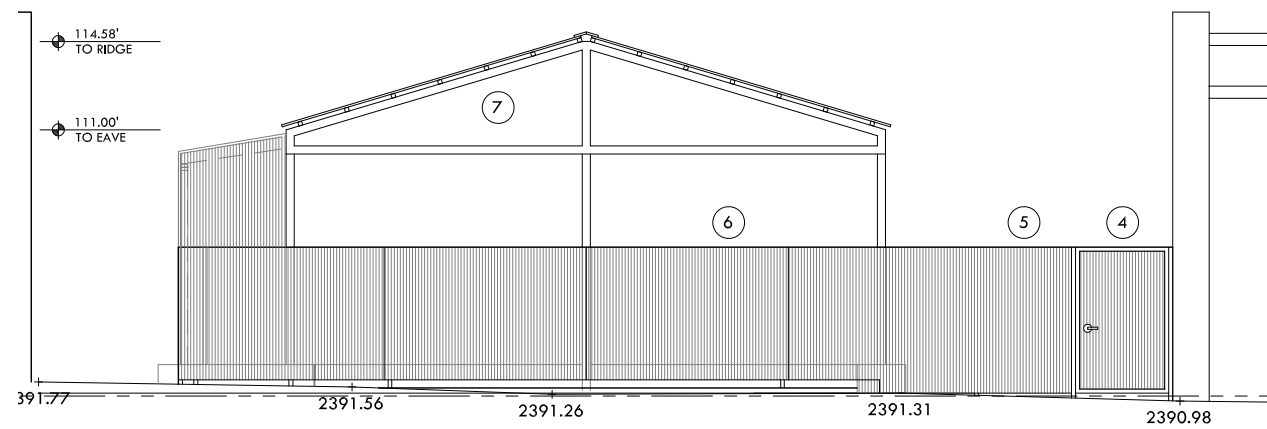
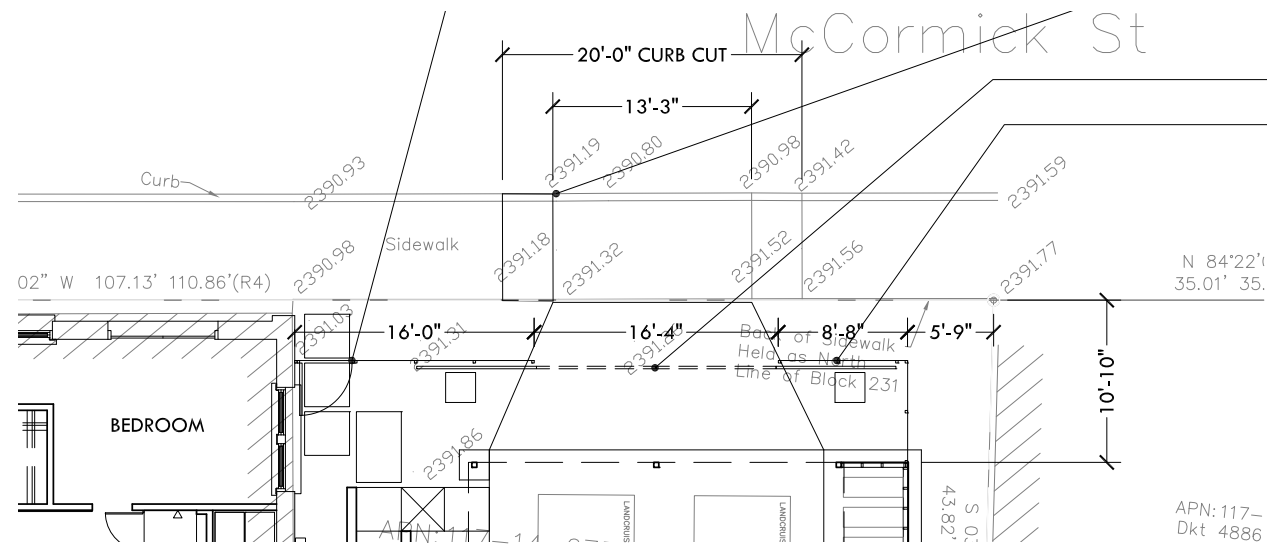
Rusted metal fencing and garage structures are found throughout the Downtown area.

14. Twenty-four-hour, street -level activity is encouraged by providing a mixture of retail, office, and residential uses within each building ; and,

The proposed project is to convert an office building into a residence.

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

Existing entry will be utilized, located at the corner of Stone and Mc Cormick.



D. Site Design Standards

1. Vehicular Circulation

a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.

Proposed garage is located at an existing curb cut accessing the site. The proposed garage is set back 10' from the existing sidewalk.

b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

The residential, two-car garage is located along Mc Cormick Street and situated 10'0 from the sidewalk. Automatic gates will open when motor vehicles back in and out of the garage, alerting any passers-by of movement.

2. Parking

a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

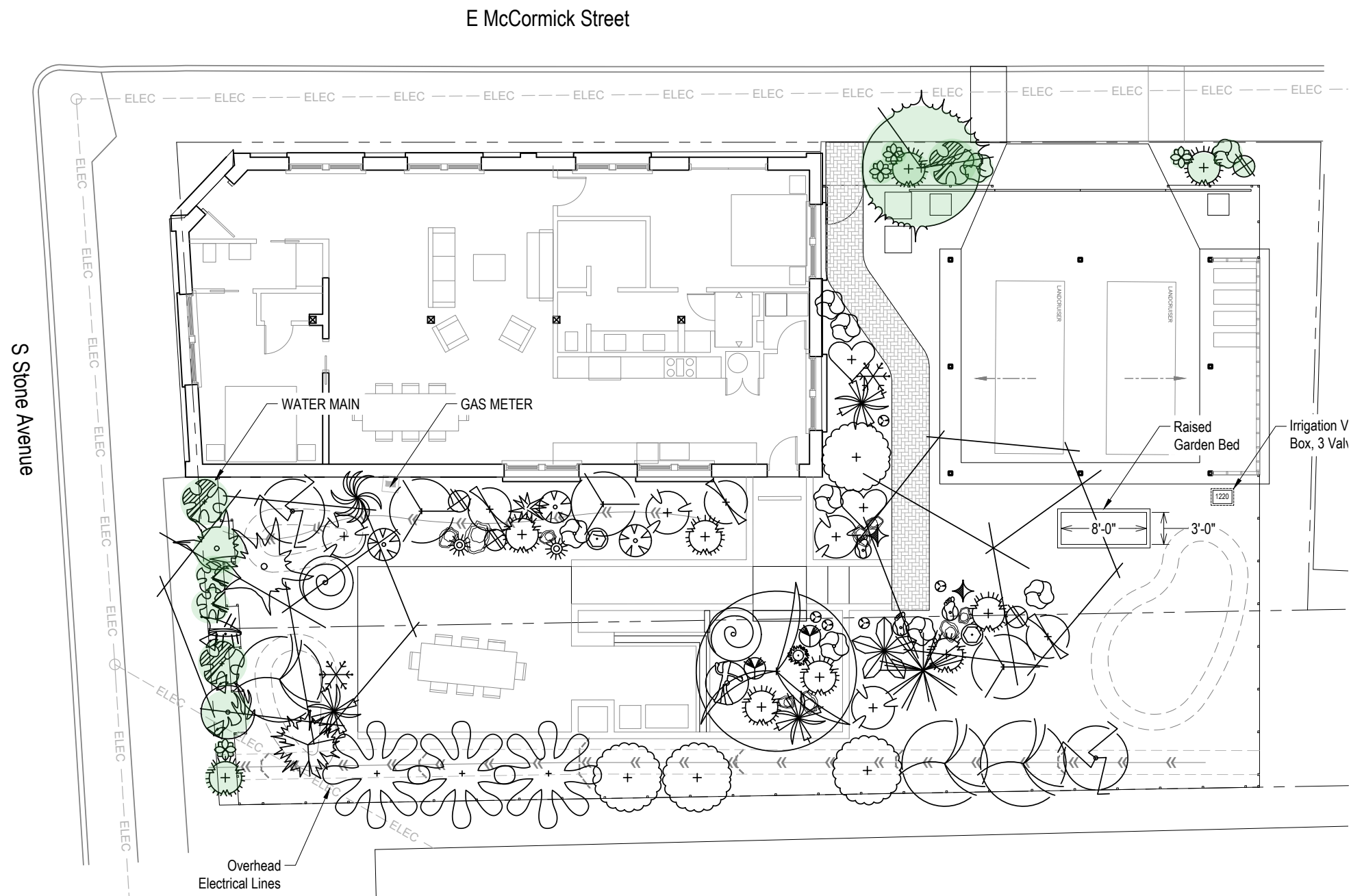
c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

Proposed garage is located behind a 6'0 tall fence.



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3. Plazas and Open Space

The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PSDS Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

Not applicable. Project is a private residence.

b. Viewshed Corridors

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

Not applicable. Project is a private residence.

c. Linkages (Physical and Visual)

Neighborhood linkages shall be maintained throughout Downtown.

Not applicable.



4. Streetscape

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

No work will be done in the right-of-way except for increasing the size of the existing curb cut at Mc Cormick Street to meet city standards. Plantings will be added between the fence and property line at Mc Cormick and Stone.

b. Shade

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the Cityright-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.

The existing building is a historic structure and is located on the southeast corner of the street. Adding awnings or overhangs to the facade is not recommended as an appropriate treatment to this historic property - the facade is very simple and the original detail around the window and door openings would be lost with the addition of an awning or overhang.

The building currently shades a portion of the sidewalk along McCormick at 2pm on June 21 - see the map with the shaded area. Placing trees in the gravel area between the curb and sidewalk were considered for the Stone Avenue sidewalk, but there is too much infrastructure in the ground and overhead to provide an adequate shade tree.

Note: Most solar path diagrams I referenced indicate the sun at an altitude of 66 degrees and azimuth of 105 degrees west of north at 2pm on June 21.

