

400 West Simpson Street – Elysian Grove Market – Conceptual Courtesy Review



Narrative: Proposed renovation, improvements, and additions to Historic Building

Address: 400 West Simpson Street @ Samaniego Avenue, El Hoyo/Barrio Historico, Tucson, Arizona

Parcel #: 11719001A

Parcel area: 9012.564 square feet

Zoning: HR-2

Owners: Kara and Peter Fuhrman

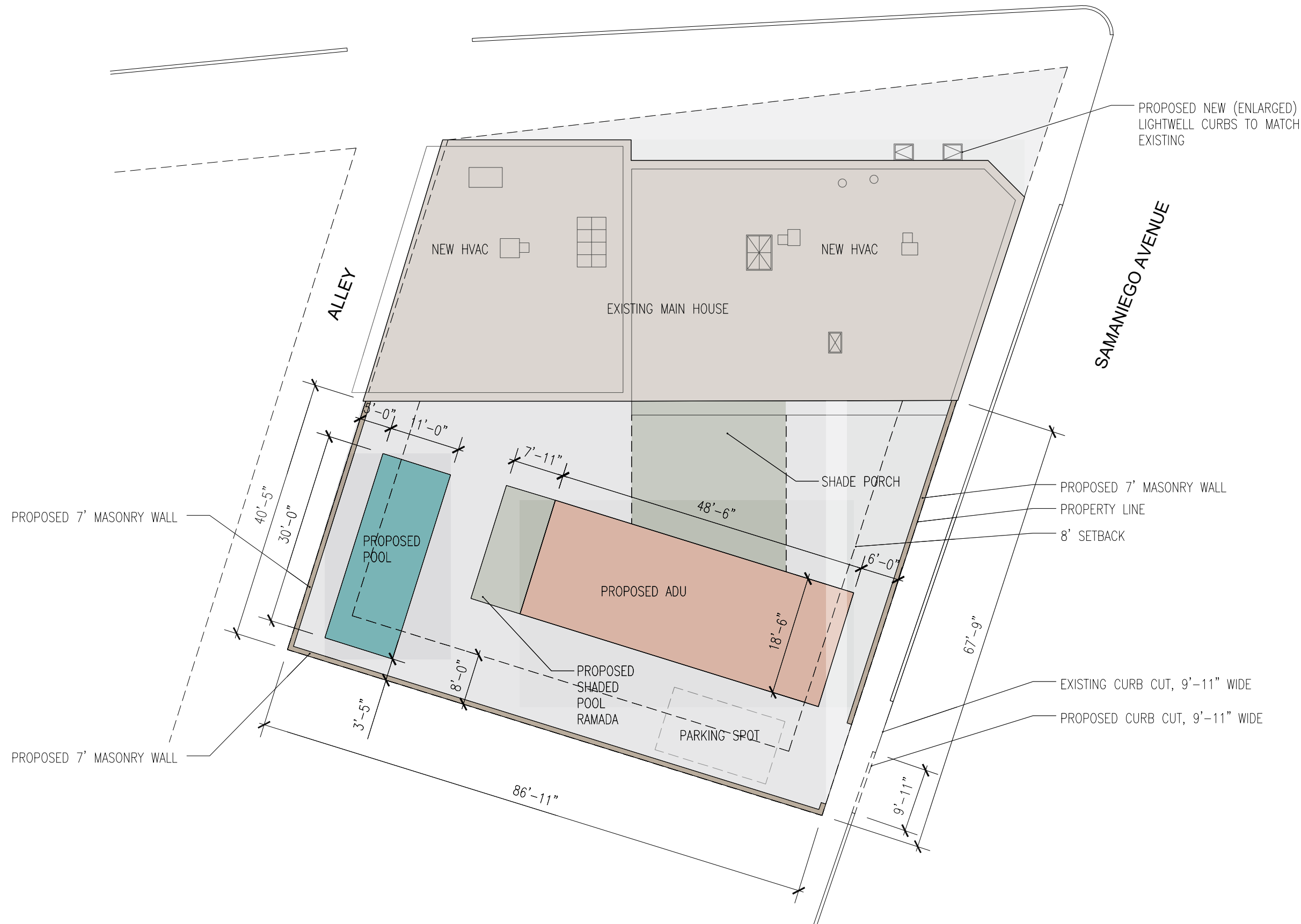
The historic adobe structure was originally a neighborhood market, but closed in the late 1960s. Since then, it has existed as a residence, bed and breakfast, home, and guest rental. Kara and Peter purchased the home last year and would like to make various renovations, improvements, and additions on the property.

The proposed alterations and additions will maintain prevailing interior and perimeter yard setbacks – we’d like to share the following site plan to ensure that we are interpreting “prevailing” setbacks in an acceptable manner as we move forward with the more specific design aspects. We will be able to provide a much thorough presentation with references, drawings, photos, material descriptions, and code references for the future review, once we have moved further into our design process.

Items for Consideration:

- Main House Basement and Exterior – To meet egress requirements for habitable spaces in the basement, we are proposing to widen lightwells, replace existing windows with larger windows, and creating new larger curbs at top of lightwells. New lightwell curbs to match existing curbs.
- Main House Interior – Kara and Peter would like to make various interior renovations, TBD.
- Main House South Façade - We do not have exact plans or details to share yet, but we are interested in the possibility of creating a few limited new openings in the south façade, to be filled with a new wood windows or doors to match the existing windows and doors, in areas where Kara and Peter would like additional access to the backyard and more opportunities to bring light into the home. The southern façade is not visible from the surrounding street/alley. We will develop these ideas for future presentation.
- Main House Shade Porch – Introduction of a partially or fully shaded porch adjacent to the southern façade of the Main House. We are not sure yet as to what kind of space this might be, but we understand the care needed for this addition.
- Main House Heat and Cooling – Proposed introduction of new rooftop HVAC units to heat and cool the house, placed carefully to not overload the roof.
- Garden Walls – We are proposing new masonry walls, 7’ tall, to replace existing metal fences.
- Garden Vehicle Entry – Re-locate curb cut slightly to the south on Samaniego Avenue to allow vehicle access.
- Garden Swimming Pool – We are proposing to locate the swimming pool within the 8’ setback from the property lines. We have studied other residences with swimming pools and found that they are often placed adjacent to the property lines, or fall within the 8’ setback. (663 S Main Ave, 729 S Osborne Ave, 479 S Convent Ave, 392 S Convent Ave.)
- Garden Shaded Pool Ramada – Introduction of a partially or fully shaded pool ramada near the pool, height not to exceed 12’.
- ADU – Kara and Peter would like to construct a 12’-tall 900sf casita on the property for their mother. Our current conceptual plan shows the footprint of the ADU slightly within the 8’ setback of the property line. We have studied other properties in the neighborhood where the structures do not respect the setback, rather, they are placed closer to the property line. The Main House on the property is our prime reference, as its East and West sides reach all the way to the property lines.

W. SIMPSON STREET



ITEMS FOR CONSIDERATION

MAIN HOUSE

- NEW (ENLARGED) LIGHTWELL CURBS TO MATCH EXISTING CURBS.
- IN BASEMENT, ENLARGE EXISTING WINDOWS TO MEET EGRESS CODE.
- WIDEN LIGHTWELLS TO MEET EGRESS CODE.
- VARIOUS INTERIOR RENOVATIONS.
- POTENTIAL ADDITION OF NEW OPENINGS IN SOUTH FACADE OF MAIN HOUSE.
- NEW SHADE PORCH
- NEW HVAC

GARDEN

- NEW 7' MASONRY WALL TO REPLACE EXISTING METAL FENCE
- RE-LOCATE CURB CUT ON SAMANIEGO AVENUE FOR VEHICLE ENTRY
- NEW SWIMMING POOL
- NEW SHADED POOL RAMADA, HEIGHT NOT TO EXCEED 12', TO BE PARTIALLY OR COMPLETELY SHADED

ADU

- NEW 12' HIGH 900SF MOTHER-IN-LAW SUITE