



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
Permit Activity Number: T21SA00361 Case Number: MGD-22-01 Date Accepted: 1/20/2022

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): Gentle Ben's Brewing

Property Address: 865 E. University Blvd. Tucson, Arizona 85719

Pima County Tax Parcel Number/s: 11504602D / 12405007B

Current Zoning: HC-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):

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: Extend existing 1st and 2nd floor patios

Number of Buildings and Stories/Height of Proposed Structure(s): Phl 1 bldg 2 stories [29'-5" existing – no change]

Site Area (sq ft): 48,091 Area of Proposed Building (sq ft) 1st floor patio 207 sf / 2nd floor patio 1,171 sf

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: HC-3
National Register District Please List: West University Historic District
Site is/includes: A contributing structure per GIS its both Non-contributing structure
 Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Chuck Meyer

ROLE: Property owner Architect Engineer Attorney Developer
Other: _____

EMAIL: chuck@cmarchitect-llc.com PHONE: 520.869.4245

ADDRESS: 11598 W. Rock Village St. Marana, Arizona 85658

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): West Main Gate Center, LLC

PHONE: 520.622.8613

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

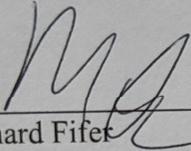
09.10.21

Project: Gentle Ben's Brewing
865 E. University Blvd
Tucson, Arizona

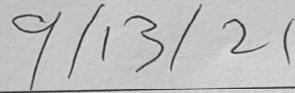
To Whom It May Concern:

I Richard Fifer, part owner of the subject project located at 865 E. University Blvd
authorize Chuck Meyer to act on our behalf for the all City of Tucson required processes.

Thank you,



Richard Fifer



Date

December 15, 2021

RE: Project Statement for Gentle Ben's Brewery Proposed Patio
Extensions

To: Whom It May Concern,

Gentle Ben's is proposing to expand the existing ground level southeast elevated patio; they are also proposing to extend the south edge of the second-floor outdoor patio. A new stair is being proposed in the southwest corner of the building to access the existing second-floor patio [TRE will be required].

Respectfully,

CHUCK MEYER

Chuck Meyer, RA
520.869.4245

City of Tucson Development Services
201 N Stone Avenue
Tucson, Arizona 85701

RE: Reduction in Parking Statement

Per MGD Ordinance B-2.a.5 please find our statement for the reduction in parking regarding the proposed expansion of Gentle Ben's existing patios: We are requesting the existing parking plan for Gentle Ben's Brewery remain in place as is. Currently, Gentle Ben's [as with most businesses on University Blvd.] has no onsite parking, and no available area or access for onsite parking. There are many existing options for public transportation and parking near Gentle Ben's. Patrons access Gentle Ben's via walking, Sun Link Streetcar [a stop is directly across from Gentle Ben's], various private taxi companies – ie, Uber and Lyft. There is a Tugo Bike station less then a quarter of a mile east of Gentle Ben's. There is also bus service available on Euclid. If someone does want to drive, there is back-in on-street parking available along University Blvd. and there are parking garages and pay parking lots within a quarter of a mile of Gentle Ben's – UA Tyndall Avenue Garage and Main Gate Garage are the closest.

Respectfully,

CHUCK MEYER

Chuck Meyer, RA

DEVELOPMENT PACKAGE FOR GENTLE BEN'S BREWERY

Site Plan Keynotes

- EXISTING ACCESSIBLE RAMP TO REMAIN
- EXISTING PLANTER - TO BE MODIFIED TO ACCOMMODATE NEW STAIR - LIKE FOR LIKE
- EXISTING STAIRS - TO REMAIN
- EXISTING SIDEWALK - TO REMAIN
- TUCSON STREETCAR TRACK - NO WORK
- TEP TRANSFORMER
- NEW PATIO TO BE ELEVATED TO MATCH EXISTING ELEVATED PATIO FFE 2420.26' - SOLID HATCHED AREA (SLOPE TO DRAIN)
- EXISTING WALK-IN COOLER
- REMOVE EXISTING GUARD TO ACCOMMODATE NEW WORK
- EXISTING GATE TO REMAIN
- NEW GUARD - FULL LENGTH OF ELEVATED PATIO - TO MATCH EXISTING GUARD - MIN. +42" TALL
- EXISTING PATIO
- EXISTING ELEVATED PATIO
- NEW METAL PAN STAIR, GLASS GUARDS, WROUGHT IRON HANDRAILS AND RED BRICK COLUMNS [MATCH EXISTING RED BRICK] TO SUPPORT THE LANDING - REFER TO TR # XXXX
- EDGE OF VALLEY GUTTER
- EXISTING GAS METER

Zoning and Land Use Notes:

- EXISTING ZONING IS HC-3
- GROSS SITE AREA OF PARCEL:

11504602D	6,165 SQ. FT. [0.1415 ACRES]
12405007B	41,926 SQ. FT. [0.9625 ACRES]
- AREA [THIS PROJECT AREA ONLY]:

FIRST FLOOR	
[E] BUILDING AREA	= 6,681 SF
[E] PATIO / CIRCULATION AREA	= 3,017 SF
[E] UTILITY AREA	= 777 SF
[N] PATIO	= 207 SF
	10,682 SF
SECOND FLOOR	
[E] BUILDING AREA	= 3,902 SF
[E] PATIO AREA	= 2,209 SF
[N] PATIO	= 1,329 SF
	7,440 SF
TOTAL AREA [FIRST FLOOR + SECOND FLOOR]	= 18,122 SF
- THE GROUND LEVEL PATIO GUARD WILL MATCH EXISTING. THE SECOND FLOOR PATIO GUARDS WILL BE TEMPERED GLASS WITH VERTICAL SUPPORTS.
- THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA FOR CITY OF TUCSON ORDINANCE 11015, MAIN GATE OVERLAY DISTRICT
- ALL SIGNS UNDER SEPARATE PERMIT
- NO FREE STANDING MONUMENT SIGNS OR PARKING AREA LIGHTING ARE PROPOSED WITHIN THIS DEVELOPMENT
- EXISTING BUILDING SPRINKLER SYSTEM THROUGHOUT
- MAX BUILDING HEIGHT = 75'-0" / THIS PROJECT [EXISTING 29'-5"]
- THIS PROJECT IS WITHIN THE MAINGATE OVERLAY ZONE AND THE WEST UNIVERSITY HISTORIC PRESERVATION ZONE. THIS PROJECT MEETS ALL OF THE REQUIREMENTS OF THE ADDITIONAL APPLICATION NUMBERS XXXXXX AND XXXXXX. THE CONDITIONAL APPROVAL LETTER FOR HPZ-XX-XX DATED XXXX IS SUBJECT TO THE FOLLOWING:

Drainage Notes:

- THE DEVELOPER, AN SUCCESSORS AND ASSIGNS, WILL HOLD CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HERON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED

Streets and Roads Notes:

- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SITE VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.

Utilities Note:

- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC

Wastewater Management Notes:

- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140 OR AS AMENDED
- PROVIDE A BACKWATER VALVE.

Trails Notes:

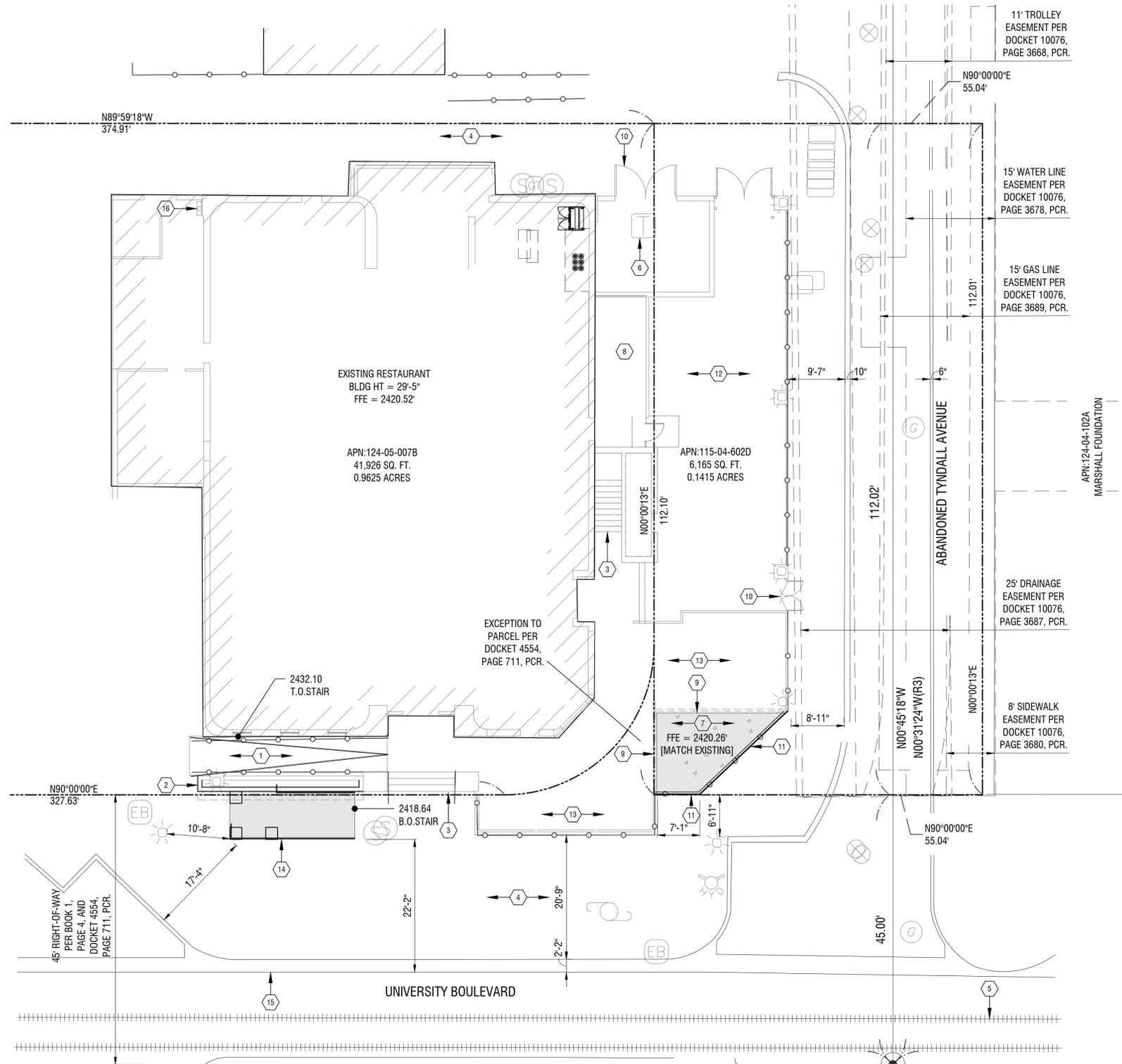
- THE EASTERN PIMA COUNTY TRIALS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON OR ADJACENT TO THE DEVELOPMENT SITE.

Environmental Services:

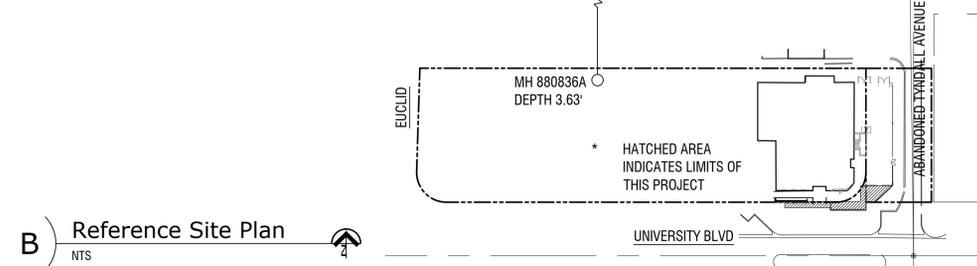
ENVIRONMENTAL SERVICES IS EXISTING

Parking:

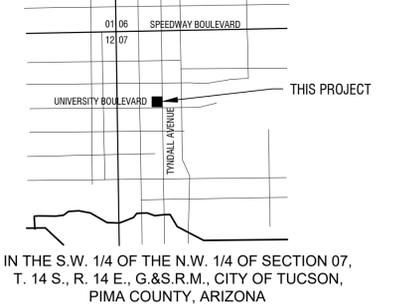
EXISTING VEHICLE AND BICYCLE PARKING PLAN TO REMAIN



C Partial Site Plan
1" = 10'-0"



B Reference Site Plan
NTS



A Location Map
3" = 1 MILE

Legend

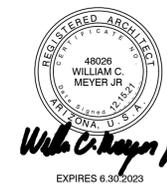
SECTION LINE	EXISTING WATER VALVE
MONUMENT LINE	EXISTING IRON PIPE
PROPERTY LINE	EXISTING LIGHT POLE
OTHERS PROPERTY	EXISTING CONCRETE NAIL (AS NOTED)
EXISTING EASEMENT	EXISTING SEWER CLEAN OUT
IRON FENCE	EXISTING JUNCTION BOX
BLOCK WALL	EXISTING TRANSFORMER
CONCRETE	EXISTING TREE
EXISTING BRASS CAP IN HANDHOLE	EXISTING UTILITY POLE
EXISTING BRASS CAP (AS NOTED)	EXISTING WATER METER
EXISTING BOLLARD	EXISTING SPOT ELEVATION
EXISTING FIRE HYDRANT	EXISTING FOUND
EXISTING ELECTRICAL BOX	PINAL COUNTY RECORDER
EXISTING REBAR PIN (AS NOTED)	(M) MEASURED BEARINGS/DISTANCES
EXISTING GATE	(R#) RECORDED BEARINGS/DISTANCES
PROPOSED AREA OF NEW WORK	(G) EXISTING GREASE TRAP

Index of Drawings

1 OF 1 DP1 DEVELOPMENT PLAN

Project Team

OWNER WEST MAIN GATE CENTER LLC 814 E UNIVERSITY BLVD TUCSON, ARIZONA 85719 520.622.8613 RICHARD@GENTLEBENS.COM	ARCHITECT WILLIAM C MEYER JR 11598 W ROCK VILLAGE ST MARANA, ARIZONA 85658 520.869.4245 CHUCK@CMARCHITECT-LLC.COM REGISTRATION: 48026
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865 E UNIVERSITY
TUCSON, ARIZONA 85719



DEVELOPMENT PACKAGE PLAN
GENTLE BEN'S BREWING CO.
IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 07, T. 14 S., R. 14 E., G.S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP21- 0141
JOB NO. 1802.09
DATE: 09.13.21
SHEET 1 OF 1



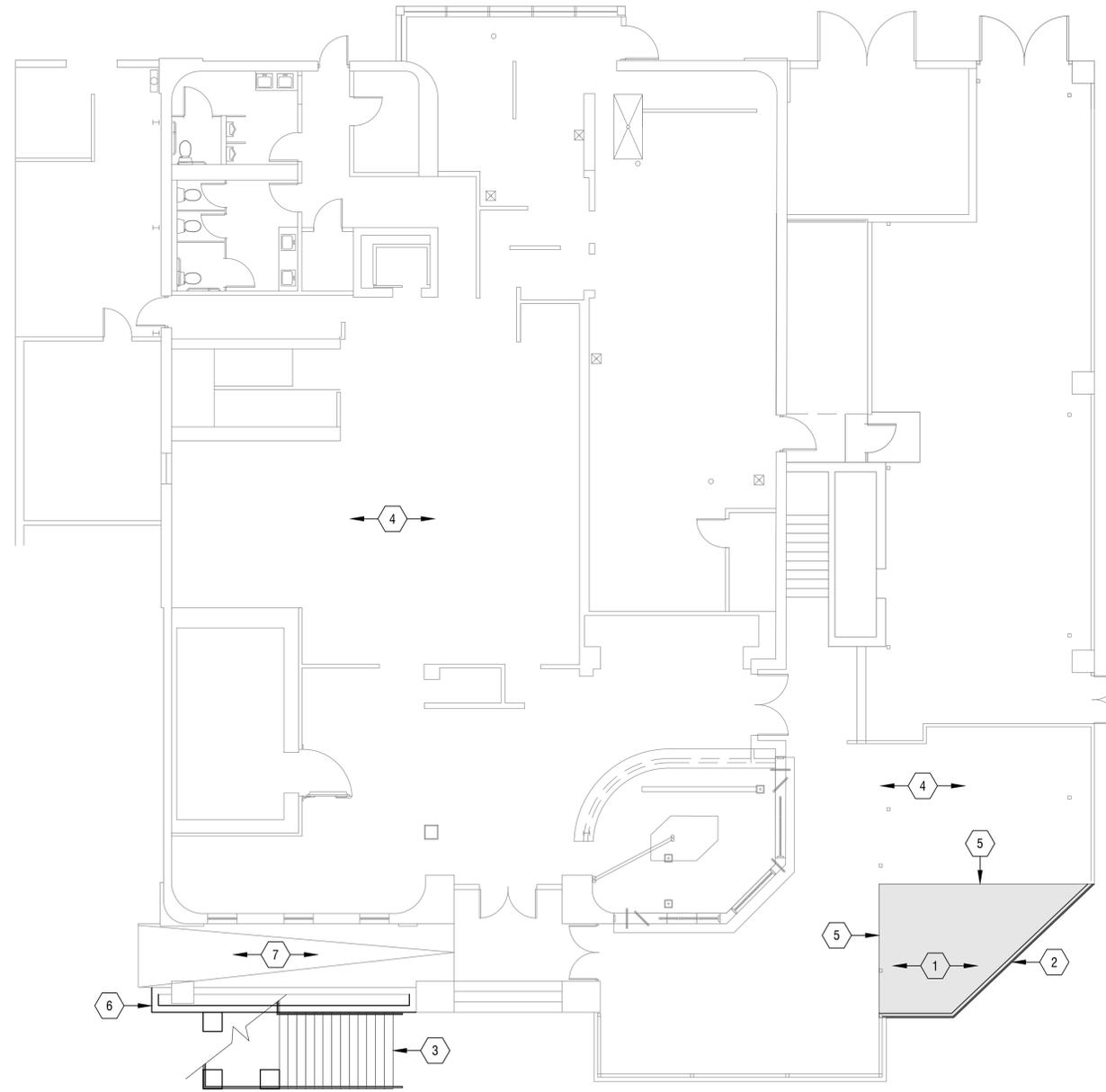
**Gentle Ben's
Brewing Co.**

Patio Expansion

865 E University Blvd
Tucson, Arizona 85719

Keynotes

1. ELEVATED PORCH TO MATCH EXISTING
2. W.I. GUARD TO MATCH EXISTING
3. NEW METAL PAN STAIR, GLASS GUARDS, WROUGHT IRON HANDRAILS AND RED BRICK COLUMNS [MATCH EXISTING RED BRICK] TO SUPPORT THE LANDING - TRE REQUIRED
4. EXISTING - NO WORK
5. REMOVE EXISTING GUARD
6. MODIFY EXISTING RED BRICK PLANTER TO ACCOMMODATE NEW STAIRS
7. EXISTING RAMP TO REMAIN



A) First Floor Plan
1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

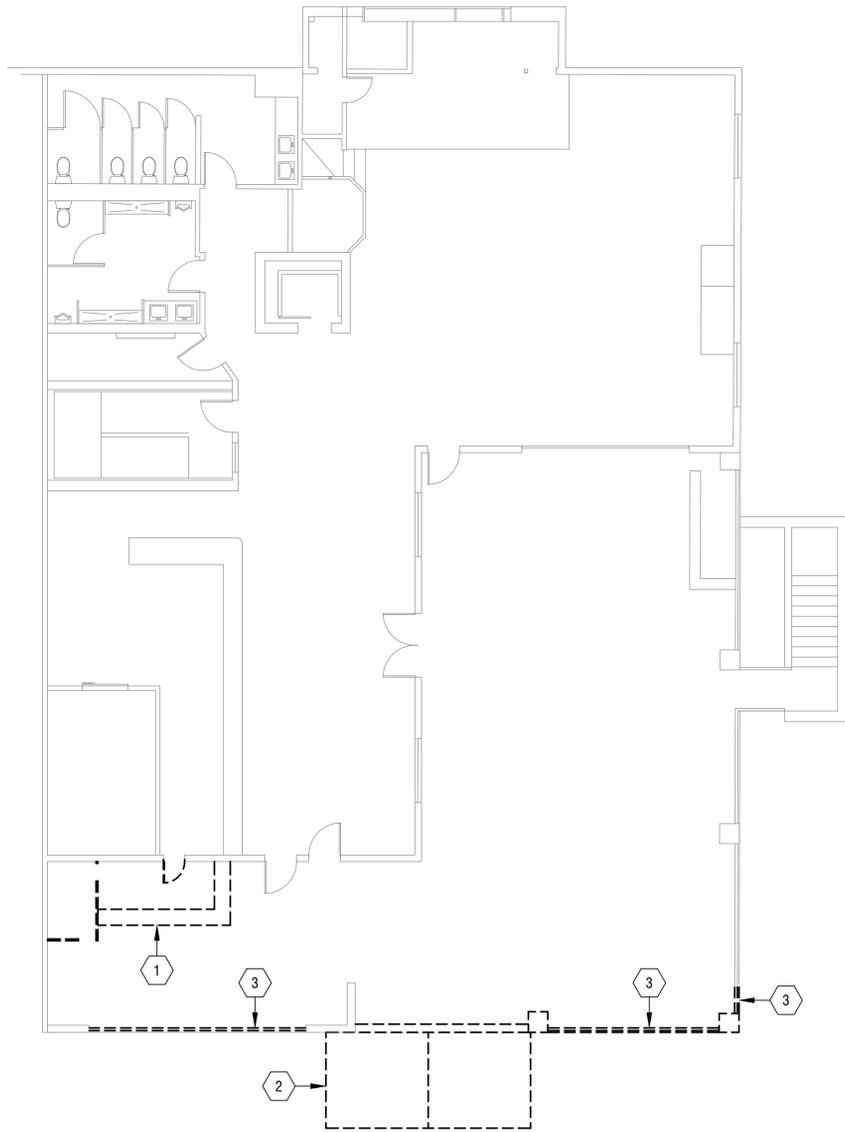
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DATE: 12.15.2021

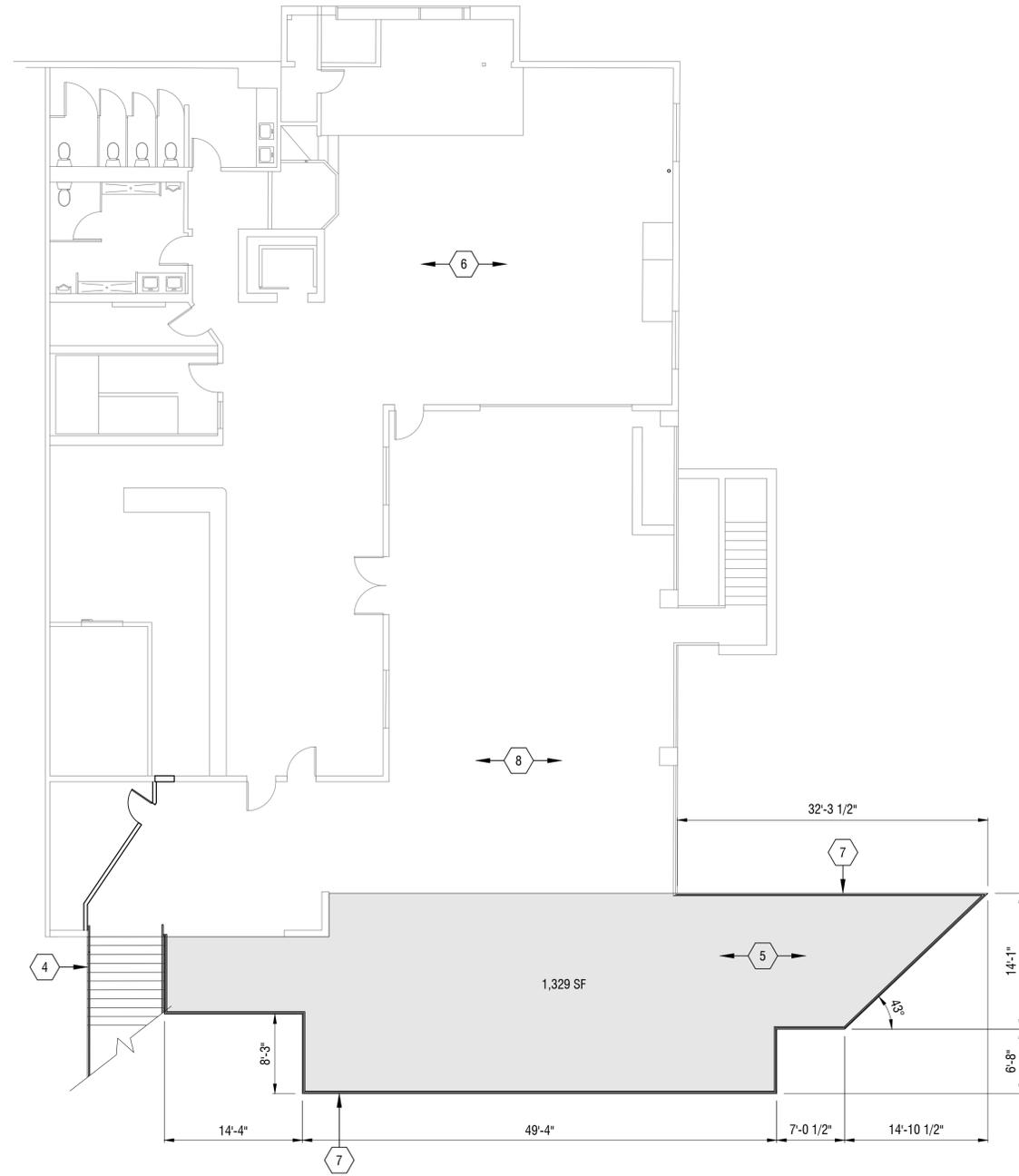
A1

Floor Plan Keynotes

1. REMOVE BAR AND STORAGE AREA
2. REMOVE ROOF
3. REMOVE W.I. GUARD, AND PORTION OF PATIO CURB TO ACCOMMODATE NEW STAIRS
4. NEW METAL PAN STAIR WITH W.I. HANDRAIL AND GLASS GUARD
5. NEW PATIO AREA
6. EXISTING BAR AREA - NO WORK
7. GLASS GUARD
8. EXISTING PATIO - NO WORK



A) Second Floor Demolition Plan
1/8"=1'-0"



B) Second Floor Plan
1/8"=1'-0"

REVISIONS

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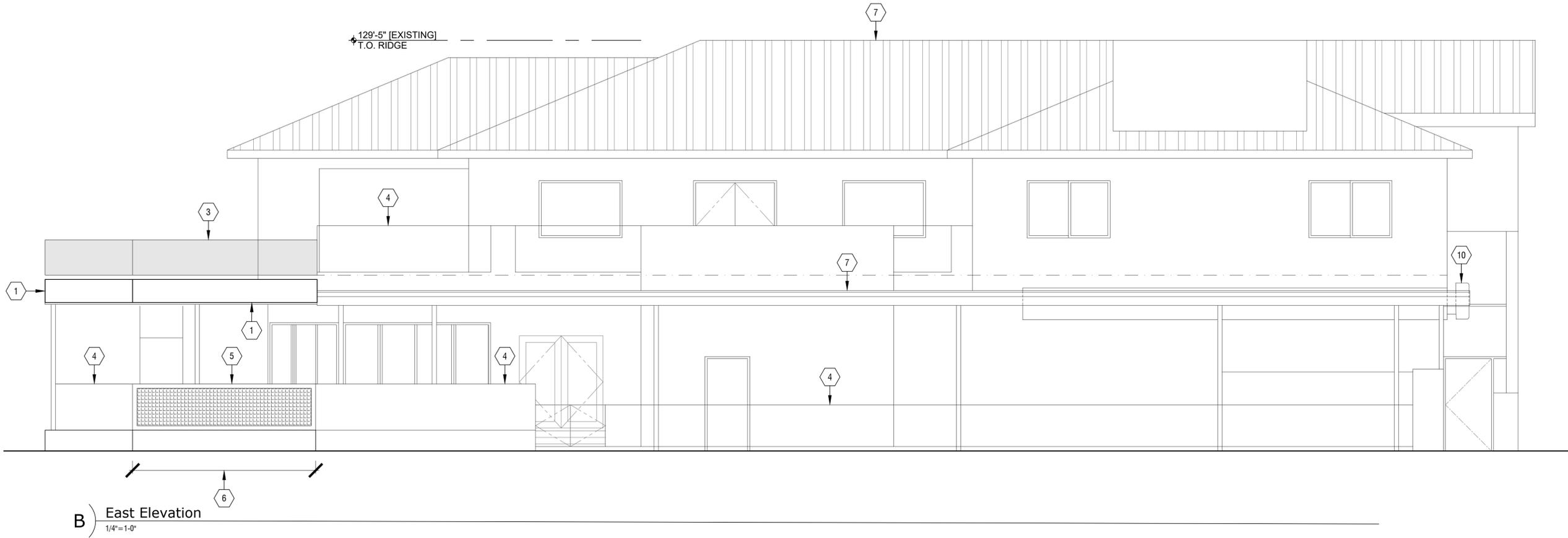
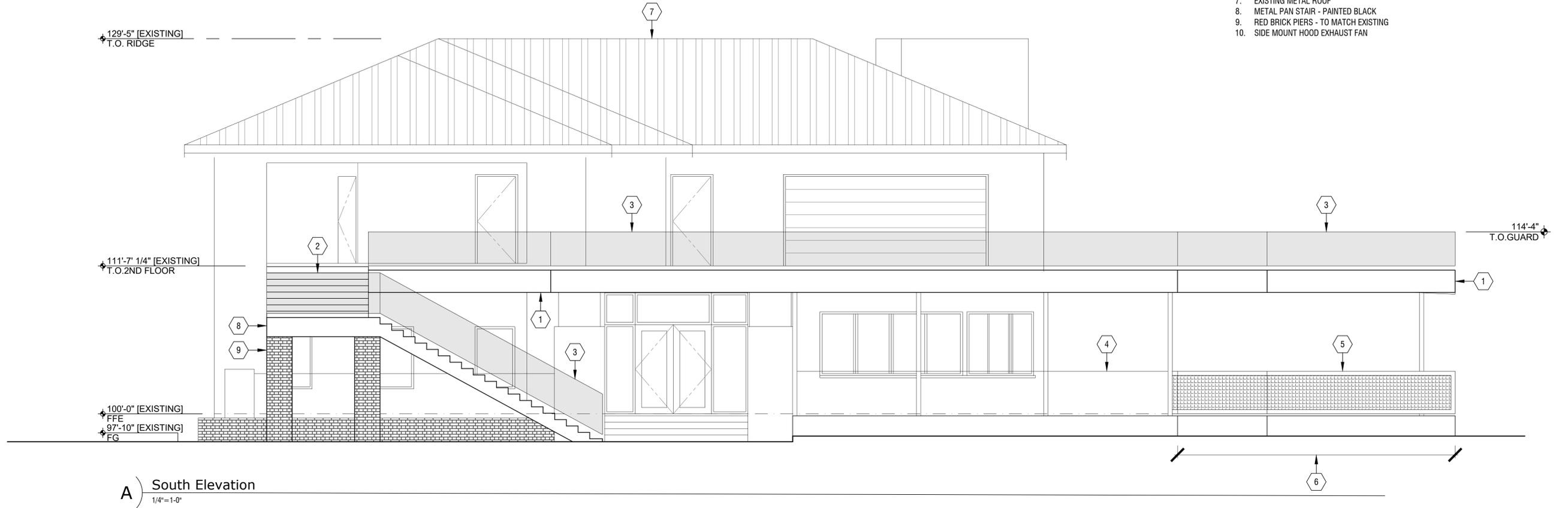
DATE: 12.15.2021

A2

**Gentle Ben's
Brewing Co.**
Patio Expansion

865 E University Blvd
Tucson, Arizona 85719

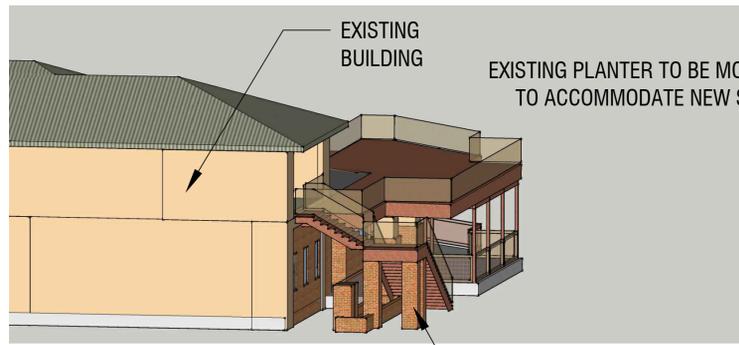
- # Keynotes
1. STRUCTURAL STEEL - PAINTED BLACK
 2. CLEAR GLASS GUARD WITH VERTICAL STAUNCHES AND W.I. HAND RAIL - PAINTED BLACK
 3. CLEAR GLASS GUARD WITH VERTICAL STAUNCHES
 4. EXISTING W.I. GUARD - NOT SHOWN FOR CLARITY
 5. NEW RUSTED W.I. GUARD TO MATCH EXISTING
 6. NEW ELEVATED PORCH
 7. EXISTING METAL ROOF
 8. METAL PAN STAIR - PAINTED BLACK
 9. RED BRICK PIERS - TO MATCH EXISTING
 10. SIDE MOUNT HOOD EXHAUST FAN



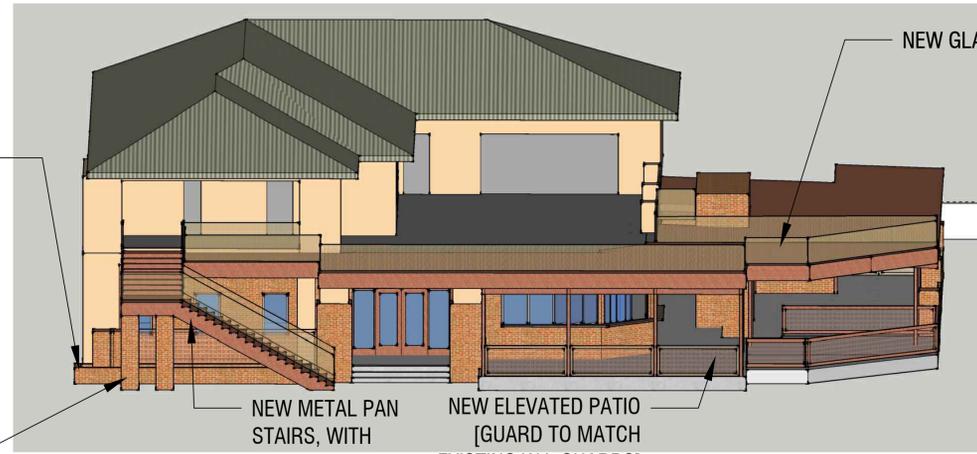
REVISIONS

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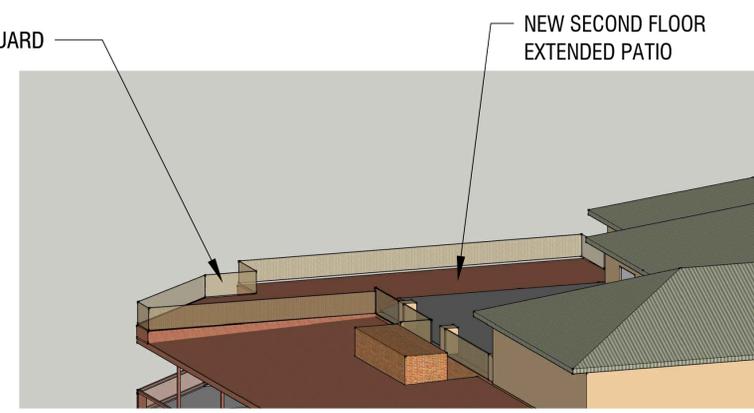
A3



A) Looking East



B) Looking North



C) Looking South South West



D) Looking North West



E) Looking South West

Gentle Ben's Breweing Co.

Patio Expansion

865 E University Blvd
Tucson, Arizona 85719

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DATE: 12.15.2021

3D

NOT FOR
CONSTRUCTION

CMA Architect, llc

11598 W Rock Village Street
Marana, Arizona 85658
chuck@cmaarchitect-llc.com
520.869.4245



A) Glass Guard



B) Black Metal



C) Red Brick [to match existing]

**Gentle Ben's
Brewing Co.**

Patio Expansion

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Tucson, Arizona 85719

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DATE: 12.15.2021

MAT

BUILDING MATERIALS

1802.09.1

**Gentle Ben's
Brewing Co.**

Expansion

865 E University
Tucson, Arizona 85719

REVISIONS

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DATE: 09.04.21

**AERIAL
CONTEXT**



KABABEQUE INDIAN GRILL - LARGE WINDOW OPENING TO EXTERIOR - ADJACENT TENANT
845 E UNIVERSITY BLVD. SUITE #185



NORTH SIDE OF UNIVERSITY - ADJACENT TO GENTLE BEN'S



NO ANCHOVIES
870 E UNIVERSITY BLVD.



GENTLE BEN'S



FROG & FIRKIN
874 E UNIVERSITY BLVD.



GENTLE BEN'S - AREA FOR NEW STAIRS AND EXTENDED PATIO



GENTLE BEN'S - PORTION OF EXISTING PATIO TO BE ELEVATED



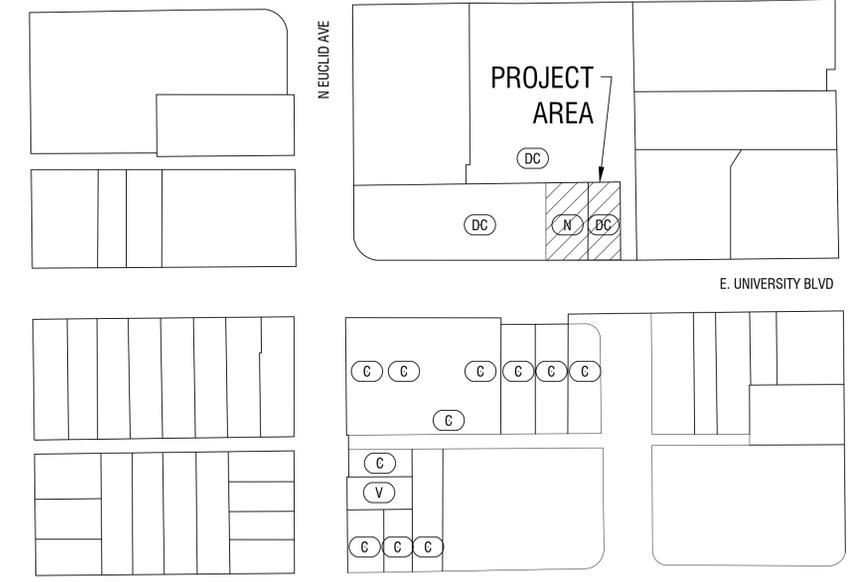
GENTLE BEN'S - EXISTING ELEVATED PATIO



ILLEGAL PETE'S
876 E UNIVERSITY BLVD.



A) Aerial



B) Contributing/Non-Contributing Development Zone Map
NTS

- LEGEND
- (V) VACANT
 - (DC) DEMO CONTRIBUTING
 - (C) CONTRIBUTING
 - (NC) NON CONTRIBUTING

REVISIONS

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DATE: 09.04.21

HISTORIC AERIAL

AERIAL and CONTRIBUTING / NON-CONTRIBUTING DEVELOPMENT ZONE MAP

FOR NPS USE ONLY

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

FINAL

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

West University Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Roughly bounded by Park Ave., 6th St., Stone Ave. and

Speedway Blvd.

CITY, TOWN

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Tucson

VICINITY OF
CODE

2

STATE

COUNTY

CODE

Arizona

Pima

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC.

Pima County Recorder's Office

STREET & NUMBER

115 North Church Avenue

CITY, TOWN

STATE

Tucson

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Tucson Historical Sites (Tucson Historic Sites Committee)

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Heritage Conservation Section, Arizona State Parks

CITY, TOWN

STATE

Phoenix

Arizona

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	MOVED DATE
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The West University Historic District includes more than 700 structures in approximately half a square mile of central Tucson, Arizona. The District, bounded by Helen Street, Stone Avenue, Sixth Street and Park Avenue, lies between the central business district and the University of Arizona campus and is residential in character. Streets are generally tree lined and are laid out in a grid pattern. There is no evidence of prehistoric land use in this District but it does contain some historical archaeological sites in the form of filled-in wells and outhouses associated with various residences and a pit filled with old streetcar parts.

Geographical Features

The West University Historic District is located one mile east of the Santa Cruz River. Prior to Anglo use the area was seen as a series of low terraces and ridges rising from the river floodplain toward the Santa Catalina Mountains five miles to the northeast. The terraces and ridges were cut by shallow arroyos running east to west and emptying into the river. The soil was desert hardpan and layers of caliche are found throughout the area at various depths. The development of the neighborhood resulted in a filling of the arroyos and leveling of the landscape. Lower Sonoran Desert vegetation types, including prickly pear, saguaro and cholla cacti, palo verde trees and creosote and catclaw bushes were present. Except in rare instances the native vegetation was replaced. In the early days of Anglo settlement in this neighborhood the water table was much nearer the surface making wells, storage tanks and windmills a common sight.

Architectural Character

The majority of buildings in the Historic District are one-story, single family residences; however, a few multi-storied buildings, primarily lodging houses, hotels, churches, schools and apartments, are present. The general condition of these structures ranges from fair to excellent. It is apparent, however, that most of them have been well maintained and are structurally sound. In order to improve existing conditions the West University Neighborhood Association is applying for a Community Development Block Grant which will result in a Rehabilitation Plan to address the needs of the neighborhood.

A wide range of materials exhibited in numerous architectural styles occur in the District. Some buildings are rather plain but numerous noteworthy examples which show the features of a particular style occur. A substantial number of these were architect designed. The area contains an eclectic mixture of architectural styles from Transitional to Art Deco, from modest bungalows to "mansions" with servant quarters.

Adobe is found in the oldest structures and in out-buildings such as storage sheds and garages. The earliest existing building is the Feldman House (Wu-375) built in 1879. This two-story Transitional style homestead ranch house with 24-inch adobe walls is much changed today with numerous additions and extensive remodeling. However, the core building remains and its diagonal position on the lot is unique to the area.

(See continuation sheet)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCERS use only

received

date entered



Continuation sheet

Item number 7

Page 2

Transitional style buildings indigenous to the Southwest region of the United States are generally characterized by adobe walls, simple floor plans and wood-framed hipped or gabled roofs. Examples are Wu-642, Wu-375, Wu-347, Wu-527, Wu-562 and Wu-699. These represent some of the earliest buildings in the area and are stylistically similar to dwellings of the same period in other Historic Districts in Tucson. Basalt, quarried from A Mountain three miles west of the District, was used for foundations, retaining walls and chimneys. After 1896, burned brick was available in great quantity and became the predominant building material. In the western part of the District many buildings were constructed with Anglo-Territorial characteristics. These generally include brick wall construction with segmental arched openings, irregular plan forms, porches and hipped or gabled roofs with gablets. A City Ordinance in 1905 made it unlawful to build wooden structures within the city limits. This accounts for the small number of wood-frame structures found in the District, although several still exist (Wu-98, Wu-248, Wu-202, Wu-443, Wu-445, Wu-446, Wu-68 and Wu-67). This ordinance did not preclude the use of wood for exterior details such as pergolas, half-timbering and other decorative uses. Many brick exteriors from the Territorial Period into the 1920's were later stuccoed over. A few exteriors, such as Wu-56 and Wu-687, show an imaginative use of clinker bricks. Concrete was in use prior to 1908 and because of the abundance of ingredient materials it continued to be used. Generally speaking, a major shift to the use of concrete rather than stone for foundations appears to have occurred in the later 1920's.

A blending of stylistic influences from nineteenth century academic revivals of classical architecture are found throughout the District. Neo-Classical, Romanesque Revival, Italianate, Medieval Cottage design and Gothic Revival are all represented.

A number of buildings in the District exhibit Mission Revival style which developed first in California and was quickly accepted in Tucson. Arches, curvilinear parapets, low pitched roofs, often tiled, and balconies are all employed as design elements in these structures. The oldest, built in 1900, and perhaps the purest example of this style, is Wu-205. The West University Historic District contains more early Mission Revival style residences than is generally found elsewhere in Arizona.

Spanish Colonial Revival style is common in the area. This style employs such design elements as red tiled parapets, flat roofs, arched windows and textured plastered walls. Examples of this style are Wu-631 and Wu-630. Residences showing the influences of this style were generally built in the 1920's.

Fine examples of Craftsman style are found throughout the District. Two California Stick Bungalow style dwellings (Wu-67 and Wu-68) were designed by Arthur Heineman of Pasadena. A contemporary of Greene and Greene, Heineman used massive stone foundations, pillars and chimneys combined with wooden shingles from foundation to rafters. Craftsmen were brought from Pasadena to hand mill the window sashing and interior features. Drain pipes and leaded glass porch lights were also hand crafted.

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Sullivan-esque detailing is found on two buildings in the area (Wu-500, which is on the National Register of Historic Places, and Wu-403). Both were designed by Henry Trost, who was influenced by the work of Louis Sullivan and later attained national recognition for his many Southwestern building designs.

Prairie-style architectural influence is found in buildings in the eastern section of the District. Characteristics exhibited include long hipped or gabled roof lines, large windows with wooden casements segmented by small panes of glass, massive rectangular piers supporting porch roofs and dark wood detailing contrasting with brick or plaster to emphasize horizontality. Wu-396, also attributed to Henry Trost, is an excellent example of this style. It is often used as a textbook illustration.

Art Deco, a modern style, was almost completely overlooked by Tucson architects. A whimsical example (Wu-289) exists in the West University Historic District. The body of the house is Anglo Territorial, built in 1900, with a stone foundation and a corrugated tin hip roof. In 1935 an Art Deco facade designed by H. O. Jaastad was applied.

Bungalow forms were dominant in the final two decades of development in the West University Historic District. The majority are modest one-story buildings, gabled, with dormers and front porches. Since mechanical cooling systems were not generally used until after the 1930's, this style is particularly applicable to a desert climate by allowing a large attic ventilation space with decorative gable vents and dormers for air circulation. Bungalows also emphasized an indoor-outdoor living design that is compatible with Tucson's Southwestern climate. Pergolas were such a frequent design element that the County Assessor's forms had a space for noting their use. Larger, two-story bungalows, many of which show Stick style influences, are scattered throughout the District.

Churches were, and continue to be, an integral part of this residential district. Church construction began in 1912 when the First Congregational Church (Wu-608) was built. This modest two-story building exhibits Mission Revival influence and is still in use as a religious facility, although a new and much larger Congregational Church (Wu-327) was built in the 1950's. In 1916, the Lutherans built Wu-556, a small Gothic Revival style church attributed to H. O. Jaastad. These two modest buildings were followed in the late 1920's by churches built on a much larger scale. In 1923, the imposing Neo-Classical Revival style University Methodist Episcopal Church (Wu-402) was built. This, too, was designed by H. O. Jaastad. Currently rehabilitated and in use as a disco-bar, it is a good example of adaptive use. The main portion of the First Baptist Church (Wu-514), designed by Roy Place, was built in 1926. Additions to this Neo-Classical Revival style building were constructed as the church grew to be one of the largest Protestant churches in Tucson. The First United Methodist Church (Wu-716) was built in 1929 in the Spanish Colonial Revival style.

Two public schools are included in the District. The first high school to be constructed by District One, designed by Roy Place and completed in 1908, is a large three-story stucco brick building with enriched Spanish Colonial Revival elements framing the

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entryways (Wu-656). In 1914, an addition of 12 rooms was designed by H. O. Jaastad. The school is now known as Roskrige Elementary School. By the 1920's Tucson's increasing population created a need for a larger high school. The architectural firm of Lyman and Place was hired to design Wu-678 which was completed in 1924. This grandly designed four-story Neo-Classical Revival building is more ornately decorated than Wu-656. Gargoyle-like stylized badgers (Tucson High's mascot) look down from above the ornately sculptured cornice. Below this, on the front elevation, 14 fluted Corinthian columns extend along the expansive portico.

A number of larger buildings in the District were at one time, or are currently, used as fraternity houses, hotels, boarding houses for winter visitors or sanitariums for tuberculosis patients. The small alley houses were formerly used as servants quarters or rentals for tuberculosis patients and later became rentals as the student population at the University of Arizona expanded.

Archaeology

Very few known historical archaeological sites exist in the District. With the exception of the streetcar barn pit, sites most likely occurring are trash filled wells and pit toilets associated with buildings known to have existed before 1907 when construction of the neighborhood sewer system took place. Potential site areas, such as arroyos that might have been used as trash dumps, have been covered over by residential development.

8 SIGNIFICANCE



PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	BUILDER/ARCHITECT
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STATEMENT OF SIGNIFICANCE

The West University Historic District is a significant historic area because it exemplifies the pattern of middle and upper class residential development in Tucson as that city evolved from 1890 until 1930. During that period the District became the first major Tucson suburb north of the Southern Pacific Railroad and it retains the scale and density of an early 1900's neighborhood. The buildings in this neighborhood reflect a full range of styles which are architecturally important. Within this range the bungalow form is predominant, comprising 50 percent of all structures. Each bungalow is given a singular identity through the application of various stylistic detailing. Consequently, no other area in Tucson combines such an array of unique structures.

Beginning with the opening of the University of Arizona in 1891 and continuing until the Depression, the District developed as a neighborhood occupied by many community leaders in politics, commerce, education, religion, architecture and the arts. In addition, it provided housing and clean, dry air for tuberculosis victims who sought relief from their affliction by moving to Tucson.

The Historic Pattern

The Anglo movement eastward and northward from Tucson's central business district and original core began in the 1860's. Anglo land use in the West University Historic District began officially in 1872 when the village of Tucson purchased 2.75 sections of land from the United States government. The area bounded by Stone, Speedway, Park Avenue and Sixth Street was included in this purchase. In the same year, Block 7 was set aside as a public area and is now known as De Anza Park (Wu-1). In 1881, James Buell purchased and subdivided four blocks, parts of which are in the southeast section of the West University Historic District. Four blocks were leased to the Presbyterian Women's Board of Home Missions in 1887. The Tucson Indian Training School was built on this land and it remained there until 1907 when these four blocks were subdivided and developed. Today, only one building, the Superintendent's House (Wu-562), remains. A.M. Feldman homesteaded part of the northeast section of the District and first subdivided Feldmans Block 29 in 1901. In 1906, Feldmans Addition was amended to include a total of six blocks, parts of which are included in the District. Block 19 was set aside in 1902 as a public area known as Catalina Park (Wu-191). Block 65 was set aside as a school site and is now the location of Tucson High School (Wu-678). On February 1, 1904, the City of Tucson acted on Resolution 101 and subdivided the main portion of the District.

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Tucson's population growth kept pace with, and reinforced, these developments. In 1880 there were 7,007 residents and by 1911 Tucson was the largest city in the New Mexico and Arizona Territories with a population of 14,000. This trend continued and the population more than doubled by 1930 to 32,506. By this time most of the District was developed with residences and a few commercial, public and private buildings.

During the Territorial Period, pre-1912, much land speculation occurred in the District. The southern portion of Sixth Avenue, Seventh Avenue, all of City of Tucson Block 26, the eastern half of Block 18, Block 48 and the southern half of Block 41 show the most intensive building.

This building activity included not only family residences but apartment buildings such as the Rincon Apartments (Wu-457), the Goldring Apartments (Wu-264), Catalina Arms (Wu-65) and the Tucson Tubercular Home (Wu-331). Much of this construction occurred along University Boulevard. A stimulus for this development, as it was for the whole area, was the opening of a streetcar line in 1897 connecting downtown Tucson with the University of Arizona. The tracks for the line still exist in the street under a layer of asphalt. The streetcar barn on the southwest corner of Stone and Fifth Street was torn down although a portion of the original eastern wall, built in 1903, still stands. A potential historical archaeological site contains spare parts that were dumped into a rail walled pit (Wu-495).

Association with Historic Persons

As the City of Tucson expanded and development of the West University neighborhood occurred, many of Tucson's most prominent citizens chose to build homes in the area. Many of these residences have remained in the same family or are still occupied by their original owners. People from all walks of life and with various economic status lived here--musicians, composers, teachers, authors, judges, cattlemen, lawmen, journalists, architects, mayors--the list is endless.

Early residents important to the neighborhood and the community included Judge William H. Sawtelle (Wu-247), who from 1913 until 1922 served as the only Judge of the U.S. District Court of Arizona. Judge Edwin F. Jones (Wu-30) moved to Tucson in 1906 as assistant United States Commissioner, and Standing Equity, a position he held to the time of his death in 1931. Other early attorneys included Tom and Oscar Richey (Wu-506 and Wu-505) who lived next door to each other. Tom was considered an authority on mining law; Oscar served as a Justice of the Peace and was an Assistant United States Attorney for Arizona. William Jennings Bryan, Jr. (Wu-22) a graduate of the University of Arizona, was United States Attorney for Arizona as well as a Regent of the University when his famous father gave the University of Arizona's commencement address and received an honorary degree in 1917. Charles Alton Overlock (Wu-439) founded the mining town of Douglas, Arizona but moved to Tucson in 1909 to become the United States Marshal for the Territory. He remained in that position

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until the election of 1914 when he was ousted by his neighbor, Judge Sawtelle. Lyman Wakefield (Wu-125) served as Sheriff of Pima County in 1898.

Wakefield, Overlock and Oscar Richey all had interests in the cattle business as did County Supervisor Edward L. Vail (Wu-83) who was part owner of the Empire Ranch, a National Register property located near Sonoita, Arizona. John Stuart Bayless (Wu-97) and his brother Charles owned extensive and lucrative ranches. William Sutherland (Wu-452) ranched and ran various stage lines in the state.

Early Tucson businessmen who lived in the District include several members of the Drachman and Ronstadt families, Carlos Jacome (Wu-489) and Dave Bloom (Wu-567). Also, E. E. Russell (Wu-682), whose father founded the Tucson Gas, Light and Power Company, owned Russell Electric and Machine Company. T. Ed Litt (Wu-545) and George Martin (Wu-20) owned drugstores. Martin owned the Coca-Cola franchise here in 1911 and was often seen peddling his drink in a burro-pulled cart. Hattie Solomon (Wu-711), widow of C. F. Solomon who was President of Arizona Southwest Bank at the time of his death in 1930, took in boarders and ran a dress shop. George Kitt (Wu-251) ran a dry goods store and speculated in real estate. Alfred (Wu-68) and Adolf (Wu-62) Goldschmit owned the Eagle Milling Company and the largest grocery establishment in the Territory. F. W. Brown (Wu-313) owned Peoples Fuel and Feed Company, Arizona Sash and Door and Brown's Lumber and Art store. C. Edgar Goyette (Wu-66) was Vice-President of the Pioneer Hotel and manager of the Chamber of Commerce for 20 years.

Notable religious leaders include Reverend R. S. Beal, Sr., (Wu-586) minister of the First Baptist Church (Wu-514) for more than 50 years. Oliver Comstock (Wu-546) started the Comstock Hospital for indigent tuberculosis patients and owned one of the largest private libraries in the city. The Reverend E. Arnold Sitz was pastor of Grace Lutheran Church (Wu-556) for 48 years.

Many homes in the District were occupied by University professors and public school teachers. J. F. "Pop" McKale, the University of Arizona's renowned coach, lived in several different houses in the District. Among the many other educators were: Frank Lockwood (Wu-318), author of "Life in Old Tucson", Professor of English and Dean of the Liberal Arts College; Charles Goodrich (Wu-396), Professor of Mining; William G. Medcraft (Wu-685), Professor of Mathematics; and C. E. Rose (Wu-62), longtime Superintendent of Tucson Public Schools.

Many of the above contributed significantly to cultural and civic activities in Tucson. Others more directly involved in the arts were writers Rosemary Drachman Taylor (Wu-84) and Harold Bell Wright (Wu-23); artists Salvador Corona (Wu-207) and Louise Norton (Wu-135), who was, for a time, in charge of WPA art projects in Arizona and whose paintings hang in the National Gallery; early pioneer photographers A. M. Feldman (Wu-375) and A. R. Buehman (Wu-626); musicians Julia Rebeil (Wu-515), concert pianist and composer, and Tucson's first Symphony Director, Camil Van Hulse (Wu-328), who still lives in the District and Paddy and Min Walsh (Wu-66) whose literary circle included world renowned authors Sinclair Lewis and John Galsworthy.

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Prominent newsmen resided in the District. F. E. A. Kimball (Wu-448), who founded the San Diego Tribune, moved to Tucson in 1899 and worked as a reporter for the Arizona Star. Later he represented Pima County for four terms in the State Legislature. Among his legislative accomplishments were the establishment of the Deaf and Blind School in Tucson, the first child welfare legislation, the establishment of a game preserve in the Catalina Mountains and the mill tax bill for the support of the University of Arizona. Mount Kimball in the Santa Catalina Mountains north of Tucson is named for him. Rollin Carr Brown (Wu-203) was an owner in the beginning years of the Tucson Citizen and later worked for the Arizona Daily Star. A. B. Jaynes (Wu-157) was editor and general manager of the Tucson Citizen and President of Tucson Publishing and Printing. Across the street from Jaynes lived William R. Matthews (Wu-217), the co-founder, editor and publisher of the Arizona Daily Star.

Three early mayors of Tucson lived in the West University Historic District. P. N. Jacobus (Wu-542) was a real estate developer who served as mayor from 1909-1911. Jacobus Street is named after him. Dr. Ira E. Huffman (Wu-286) was mayor from 1911 until 1915 and was Surgeon of the United States Public Health Service in the State of Arizona from 1914 to 1941. H. O. Jaastad (Wu-564) was an architect-contractor who served as mayor from 1933 to 1947.

The West University Historic District is significant to architectural development in Tucson because of the range of styles, the unique character of each structure and because many residences and public buildings were designed by Tucson's most prominent architects of the period. The bungalow form, displaying many stylistic influences, is predominant in the neighborhood. These homes represent a period of time when architect, contractor and client combined to design a home, modest or expensive, that gave full expression of individuality in residences.

Henry Trost of the firm Trost and Trost was a major Southwestern architect. This firm was established in Tucson before the turn of the century. Though it moved to El Paso in 1902, a sub-office remained under the supervision of R. E. Rust until his death in 1905. In 1907, the office was re-established in Tucson and remained there for several years. Structures within the District whose designs are generally attributed to Trost are the Bayless House (Wu-97), the Ronstadt House (Wu-500), which is on the National Register, The Goodrich House (Wu-396) and (Wu-403). Other Tucson buildings designed by Trost can be found in El Presidio and Armory Park Historic Districts in Tucson.

Three prominent Tucson architects not only designed buildings in the District but resided within it in homes they designed for themselves. David H. Holmes was hired as an architecture professor in 1898 by the newly formed Territorial University (now the University of Arizona). In addition to his teaching and administrative responsibilities, he designed and supervised construction of several University buildings, the Desert Botanical Laboratory, a National Historic Landmark, and various commercial buildings in downtown Tucson. In 1905, his brother Jessie joined him and they established the architectural firm of Holmes and Holmes. Together, with David as designer and Jessie as office manager and chief draftsman, they designed the Vail House (Wu-83), the

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Hofmeister House (Wu-86), the Tompkins House (Wu-239) and the Rincon Apartments (Wu-457). In 1910, Holmes built his own small bungalow (Wu-687). By 1912 the firm had moved to San Diego.

Roy Place (Wu-15) moved from San Diego to Tucson in 1917 and established the architectural firm of Lyman and Place, which later became Place and Place. He played a prominent role in shaping the architectural development of Tucson and Southern Arizona. More than two dozen of the structures on the University of Arizona campus bear the stamp of his artistry as do such buildings as the Pima and Cochise County Courthouses, the Pioneer Hotel (Tucson) and the Yuma City Hall. He designed many of the public school buildings in Tucson including Tucson High School (Wu-678). Other structures in the West University Historic District designed by Place are the First Baptist Church (Wu-514), the wading pool in Catalina Park (Wu-191) and one of only two known residences designed by Place (Wu-56). His wife, Wynne Place, still resides in the District.

Henry O. Jaastad was the District's most prolific designer. He first came to Tucson in 1902. During his early years he worked as a journeyman carpenter. It is said that he was a carpenter for Trost and Trost and worked on the Bayless House (Wu-97). In 1908, he opened his own architect-contractor office. Over 50 residences in the District are attributed to Jaastad, including his own home (Wu-564). During his career, he designed 35 churches in the Southwest including five in the West University Historic District. They are the Mission Revival style Congregational Church (Wu-608), the Gothic Revival style Lutheran Church (Wu-556), the Gothic Revival style Lutheran Church (Wu-399), the Neo-Classic style University Methodist Episcopal Church (Wu-402) and the Spanish Colonial Revival style First United Methodist Church (Wu-716). He also designed the YWCA (Wu-476), which exhibits a blend of Spanish Colonial Revival and Pueblo styles. His eclectic range of style is significant to Tucson architecture and its full impact is readily experienced in the District.

Other architect-contractors had an impact on the West University Historic District and deserve further study. M. H. Starkweather worked with William Bray to design the Kendall House (Wu-141). Ely Blount, who had earlier worked with Holmes, designed the Goldring Apartments (Wu-264). During the 1920's the John Murphy Construction Company designed and built Wu-35, Wu-29, Wu-176, Wu-103-109, Wu-110, Wu-111, Wu-112, Wu-197, Wu-436 and Wu-491 as well as the Pepper Tree Inn (Wu-572), now the Alpha Gamma Rho Fraternity house.

Intrusive Elements

In this large District 50 buildings are considered to be intrusions. These include some residences, modern office buildings and apartment complexes all of which are incongruent with the area and one modern International style church.

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Boundaries

District boundaries were delineated by the presence of major thoroughfares to the north and west and the University of Arizona campus to the east. The southern boundary was drawn along those points where the purely residential character of the neighborhood changed to a mixed residential and commercial area. Many pre-1930 buildings in this area exhibit extensive remodelling. These combine with numerous relatively recent commercial elements to create a concentration of intrusive structures.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 166.71

QUADRANGLE NAME Tucson, Arizona

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,2 5,0,3 9,2,0 3,5 6,6 4,0,0

B 1,2 5,0,4 0,1,0 3,5 6,6 2,1,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,2 5,0,4 1,2,0 3,5 6,6 8,3,0

D 1,2 5,0,3 8,8,0 3,5 6,5 5,0,0

E 1,2 5,0,3 7,4,0 3,5 6,5 3,4,0

F 1,2 5,0,3 4,6,0 3,5 6,5 3,4,0

G 1,2 5,0,3 2,6,0 3,5 6,5 6,4,0

H 1,2 5,0,2 7,2,0 3,5 6,5 6,4,0

VERBAL BOUNDARY DESCRIPTION

I 1 2 5 0 2 7 2 0 3 5 6 6 4 0 0

See continuation sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Linda Laird

ORGANIZATION

West University Neighborhood Association

DATE

September, 1980

STREET & NUMBER

645 East First Street

TELEPHONE

(602) 792-1802

CITY OR TOWN

Tucson

STATE

Arizona

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

James C. Ayles

TITLE

State Historic Preservation Officer

DATE

31 October 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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Page 2

Boundaries are justified by architectural character of the buildings selected to be a part of this historic district. Concentrated areas of intrusions were omitted while included were all significant residential historic buildings.

Beginning at the NW corner of Block 7 City of Tucson, east on south curb line of Speedway Blvd. to SW corner of unnamed alley between Euclid Avenue and Tyndall Avenue in Block 29 Feldman Addition, south on west curb line of alley to south curb line of First Street, east on south curb line of First Street to west curb line of Tyndall Avenue, south on west curb line of Tyndall Avenue to north curb line of alley between University Blvd. and Park Avenue in Block 6 Buell's Addition, east on north curb line of alley to west curb line of Park Avenue, south on west curb line of Park Avenue to north curb line of Fourth Street, west on north curb line of Fourth Street to west curb line of Euclid Avenue, south on west curb line of Euclid Avenue to north curb line of Sixth Street, west on north curb line of Sixth Street to west curb line of First Avenue, south on west curb line of First Avenue to north curb line of Seventh Street, west on north curb line of Seventh Street to east curb line of Third Avenue, north on east curb line of Third Avenue to north curb line of Sixth Street, west on north curb line of Sixth Street to east curb line of Hoff Avenue, north on east curb line of Hoff Avenue to SE corner of N 40' of Lot 6 Block 47 City of Tucson, west to west curb line of Herbert Avenue, south on west curb line of Herbert Avenue to NW corner of W 61.4' of Lots 9 and 12 Block 48 City of Tucson, east to NE corner of E 31.2' of W 92.6' of Lots 9 and 12 Block 48 City of Tucson, south to north curb line of Fifth Street, west on north curb line of Fifth Street to east curb line of Stone Avenue, north on east curb line of Stone Avenue to NW corner of Lot 11 Block 51 City of Tucson, east to east curb line of Echols Avenue, north on east curb line of Echols Avenue to north curb line of University Blvd., west on north curb line of University Blvd. to east curb line of Stone Avenue, north on east curb line of Stone Avenue to south curb line of Second Street, east on south curb line of Second Street to east curb line of Echols Avenue, north on east curb line of Echols Avenue to north curb line of First Street, west on north curb line of First Street to east curb line of Stone Avenue, north on east curb line of Stone Avenue to south curb line of Speedway Blvd., the point of beginning.

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet

Item number 9

Page 4

Arizona Historical Society Archives
University of Arizona Library, Special Collections Department
City of Tucson, Engineering Department, maps
Pima County Assessor's and Pima County Recorder's records
University of Arizona College of Architecture Library, Murphy Construction Company,
Architectural Drawings

Oral Interviews in 1979 and 1980 with the following:

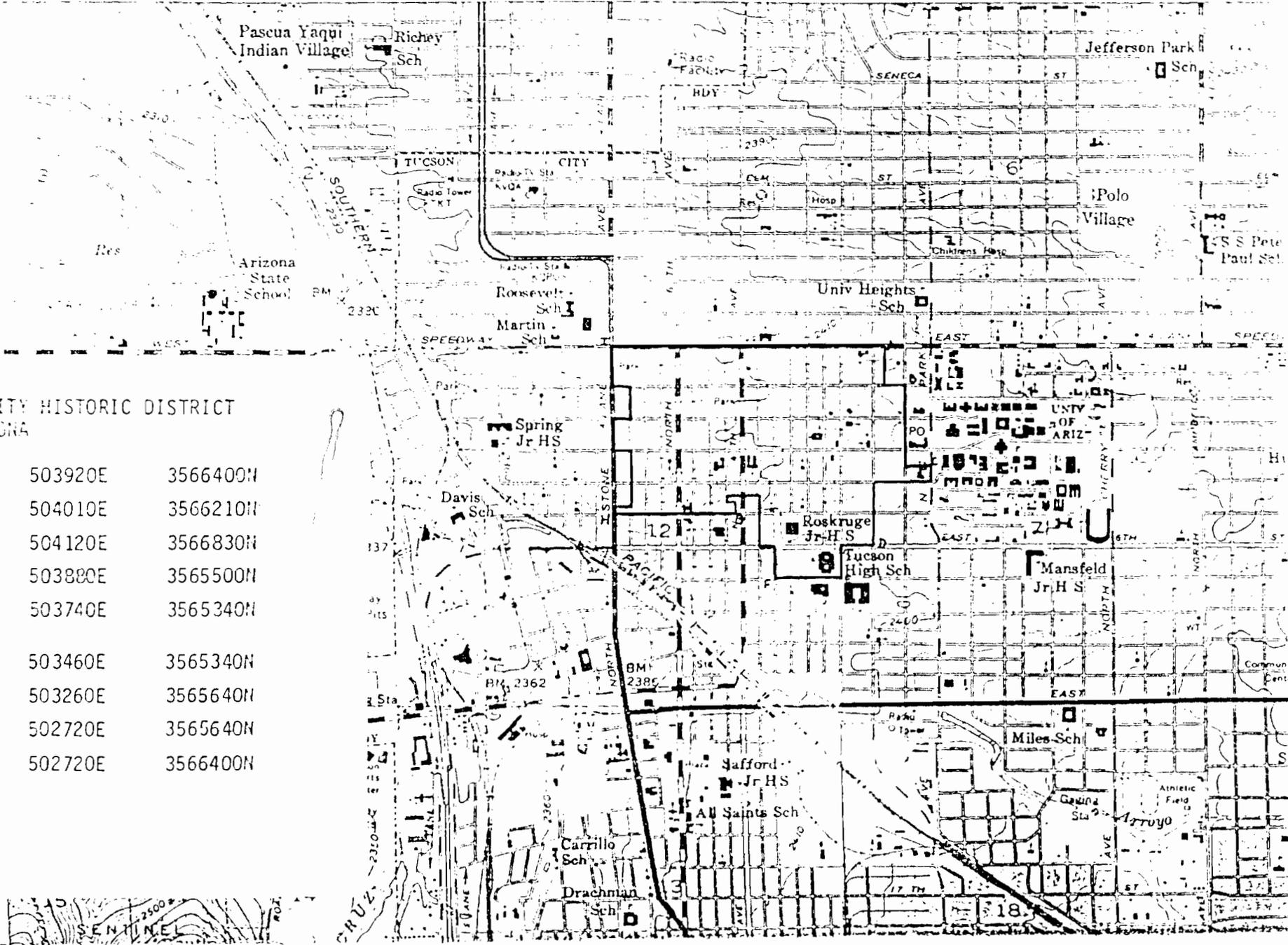
Elizabeth Howsare
Blanch Cunningham
Jack O'Dowd
Louella Cherry
Elsie W. Goodrich
Robert Marsh
Katherine Pennington
Anna Baffert
Jean Burcham Lyon
Dr. Adelaide Fridena
Wynne Place
Wilma Peters
A. W. Copeland

Architectural Consultants: Robert Giebner and Doug McNeil

3749.15E
(JAYNES)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

111°00' 32'15" 502000m E 903 57°30" R 14 E 905 (TL)



Map 1
WEST UNIVERSITY HISTORIC DISTRICT
TUCSON, ARIZONA

- 1. Zone 12 503920E 3566400N
- 2. Zone 12 504010E 3566210N
- 3. Zone 12 504120E 3566830N
- 4. Zone 12 503880E 3565500N
- 5. Zone 12 503740E 3565340N
- 6. Zone 12 503460E 3565340N
- 7. Zone 12 503260E 3565640N
- 8. Zone 12 502720E 3565640N
- 9. Zone 12 502720E 3566400N

Response Letter

December 15, 2021

Project: Gentle Bens
Permit #: DP21-0141

6/30/2021 - Review by María Gayosso.
No MGD/HPZ application has been filed/approved.

Sheet 1

1. Please add labels for existing and proposed on the legend.
2. Please provide Right- of - way width, dimensioned width of curbs, and sidewalks on both streets adjacent to the project.
3. Provide a few spot elevations at the patio that will be elevated.
4. Provide elevations at bottom and top of new stars
5. Identify whether all gates are existing to remain or if they are proposed.
6. Provide a 3" by 5" space on the first sheet for PIMA County Addressing to use.
7. Provide bearing at the curve.
8. Please add a keynote for the existing Gas meter or add to legend.
9. Please add symbol with "GT" to legend or add a keynote.
10. Add symbol with "EB" to legend.

Review and Comments provided by third party engineer reviewers under contract with the City of Tucson. For Questions or Concerns contact:

Stephen Blood
(520) 837-4958
Stephen.blood@tucsonaz.gov

PDS D TRANSMITTAL

FROM: PDS D Zoning Review

PROJECT: Gentle Ben's Brewery – Patio Expansion
Development Package (1st Review)
DP21-0141

TRANSMITTAL DATE: July 12, 2021

520.869.4245

chuck@cmarchitect-llc.com

11598 W Rock Village Street

Marana, Arizona 85658

DUE DATE: July 08, 2021

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also, compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).

Section 3.3.3.G.5.c UDC, an applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One-year Expiration date is June 03, 2022.

CONTENT REQUIREMENTS

1. COMMENT: 2-06.4.1 -Provide the email address for the Owner listed on the cover sheet.
2. COMMENT: 2-06.4.3 – Provide the development package case number, DP21-0141, adjacent to the title block on all sheets.
3. COMMENT: 2-06.4.3 – Provide the Main Gate & Historic review case numbers adjacent to the title block on all sheets.

2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

2-06.4.7.A - Zoning and Land Use Notes

4. COMMENT: 2-06.4.7.A.4 – General Note 3 remove the Use Specific Standards listed as they are not applicable, see UDC Table 4.8-4.

5. COMMENT: 2-06.4.7.A.6.a – Unit the Main Gate & Historic reviews are complete

520.869.4245

11598 W Rock Village Street

chuck@cmarchitect-llc.com

Marana, Arizona 85658

Zoning cannot approved this plan.

If you have any questions about this transmittal, please contact Elisa Hamblin at Elisa.Hamblin@tucsonaz.gov.

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package

This non-contributing property is located within the boundaries of the West University Historic Zone. Any changes require review by the West University Historic Zone Advisory Board and the Tucson Pima County Historical Commission Plans Review Subcommittee. Once submitted for a permit, please complete a Historic application to start the Historic review process.

Email from: COTDSDPermits
To: Chuck Meyer
Mon 7/19/2021 4:42 PM

Returned for Corrections , DP21-0141
DESCRIPTION: Site - Gentle Bens Brewery, patio expansions. 865 E UNIVERSITY BL

FEES DUE: total is pending

INCLUDE IN YOUR RESUBMITTAL

- 1) Comment Response Letter
(your response to the reviewer's Requires Change comments)
- 2) Plan Set (all pages, full set, even if no changes were made)
- 3) Any other documents requested by review staff

Please title your 2nd submittal documents according to this example: 2_Comment Response Letter, 07.01.21

FILEDROP
<https://docs.tucsonaz.gov/Forms/tucsonpermitapp>
(Select "Existing Application", then permit number)

SEE REVIEW COMMENTS and documents on PRO: www.tucsonaz.gov/pro
(If information is not available, check back later after data transfers to PRO.)

- Home page, Activity Search, enter the Activity/Permit Number
- Permits - click on blue tab and you will see different sections

520.869.4245

11598 W Rock Village Street

chuck@cmarchitect-llc.com

Marana, Arizona 85658

- Reviews section - click on REVIEW DETAILS
- Documents section - click on VIEW

Thank you.

Sharon Beasley, Permit Specialist

City of Tucson, Planning and Development Services
Email for Development Pkgs: COTDSDpermits@TucsonAz.gov
(disregard the email response that will be sent automatically)
Email for Building Permits: PDSDinquiries@TucsonAz.gov

Plans shall show the occupant load of every area. Show the new combined occupant load for the buiding. Plans shall show the egress from each area.

Questions:

Jennifer.Peel-Davis@Tucsonaz.gov
520-837-7033



Pima County Geographic Information Systems

Parcel 115-04-602D

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

115-04-602D
WEST MAIN GATE CENTER LLC
814 E UNIVERSITY BLVD
TUCSON AZ 85719-5047

Legal description

PTN ABAND RD LYG E & ADJ TO
LOT 8 BLK 2 BUELLS EXC N30' & E25'

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code
865 E UNIVERSITY BL	TUCSON	TUCSON	85719

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **11504602D** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 10181, Page 268, Sequence Number 95183729.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 1, Page 4.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 14E, Section 7.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

- o City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas PC Gov. Property Rights Public Safety	Schools Sonoran Desert Conservation Plan Transportation Utilities Zoning
--	---	--

Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.231967 degrees latitude, -110.958033 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 0.14 acres or 6,075 square feet.</p>

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> o PimaMaps - Main o PimaMaps - Survey <p>City of Tucson</p> <ul style="list-style-type: none"> o MapTucson 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <p> PICTOMETRY <small>INTELLIGENT IMAGES</small> Pictometry Photos</p> <p> Bing Maps Photos</p>	<p> Area Map</p> <p> Area Map</p> <p> Area Map</p>
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Pima County Geographic Information Systems

Parcel 124-05-007B

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

124-05-007B
WEST MAIN GATE CENTER LLC
814 E UNIVERSITY BLVD
TUCSON AZ 85719-5047

Legal description

BUELLS N112.1' S122.5' BLK 2 EXC W24.44'
FOR EUCLID AVE & EXC SPNDRLS IN SW COR
LOT 1 & IN SE COR LOT 8

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal	City	Zip Code
825 E UNIVERSITY BL	TUCSON	TUCSON		85719
845 E UNIVERSITY BL	TUCSON	TUCSON		85719

[Address building/unit details](#)

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **12405007B** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 9950, Page 2784, Sequence Number 94235012.
 - [Voter Precinct and Districts](#) - Using 825 E UNIVERSITY BLVD
- [Subdivision Plat Map](#) for Book 1, Page 4.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services Property Research Online](#).
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Over 100 parcel details from GIS overlay analysis

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Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas PC Gov. Property Rights Public Safety	Schools Sonoran Desert Conservation Plan Transportation Utilities Zoning
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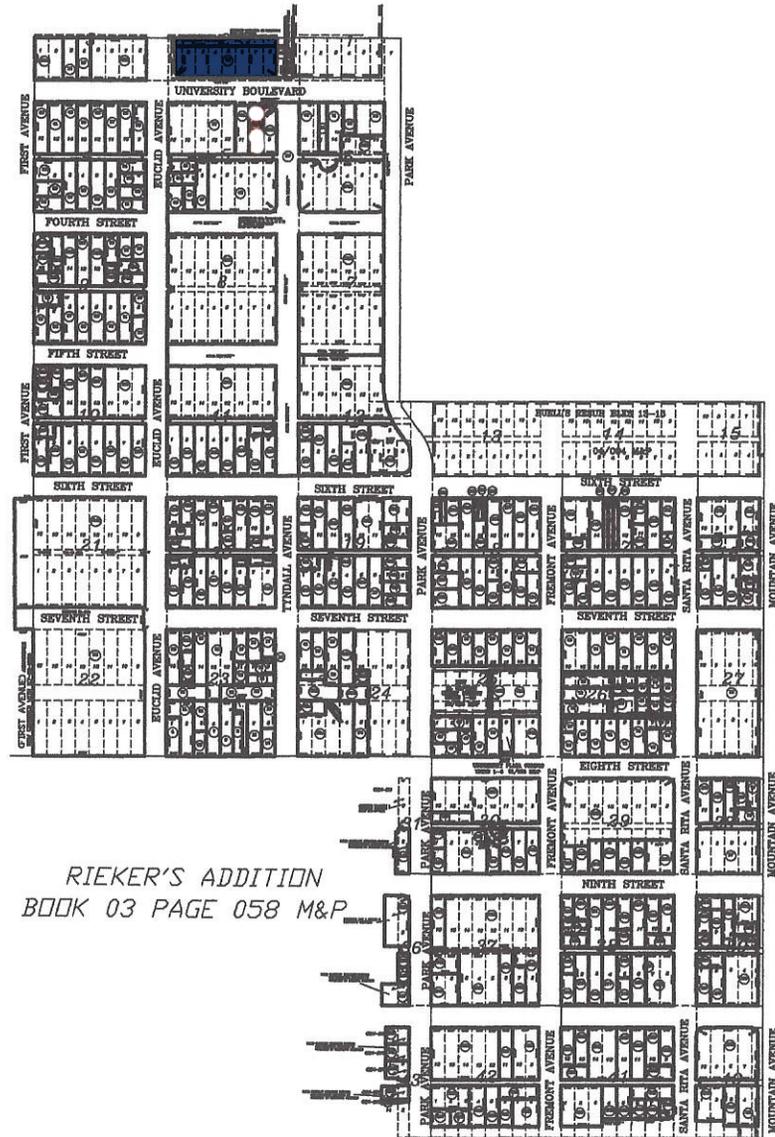
Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.231970 degrees latitude, -110.958694 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 0.98 acres or 42,603 square feet.</p>

Zoom to maps of the parcel's area

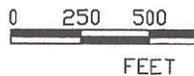
<p>PimaMaps</p> <ul style="list-style-type: none"> ◦ PimaMaps - Main ◦ PimaMaps - Survey <p>City of Tucson</p> <ul style="list-style-type: none"> ◦ MapTucson 	<p>Oblique Aerial Photos</p> <hr/> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/>  <p>Pictometry Photos</p> <hr/>  <p>Bing Maps Photos</p> <hr/>	 <p>Area Map</p>  <p>Area Map</p>  <p>Area Map</p>
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RIEKER'S ADDITION
BOOK 03 PAGE 058 M&P

SEE BOOK 01 PAGE 01
SEE BOOK 03 PAGE 0
2009-1

S07,T14S,R14E
\\MP01\01004- 05



December 20, 2022

Project: MGD-22-01 (T21SA00361) - Gentle Bens 865 E University Bl - DP21-0141

**RE: Gentle Ben's Neighborhood Meeting Summary
Meeting was held via GoToMeeting on January 6th 2022 - 5:30 till 6:30**

**Attendees: Chuck Meyer, RA with CMA, llc
Richard Fifer – Gentle Ben's
Sam H. – First Methodist Church
Sean – West University neighbor
Geoff Verderosa - West University neighbor
Boy howdy - West University neighbor**

We started the meeting by introducing ourselves. We then discussed the scope of the proposed work starting with the ground floor patio expansion, the proposed stairs in the right-of-way that will require a TIA [temporary revocable easement, and the expansion of the second floor patio towards University. We then discussed the UDC requirements we are trying to eliminate: onsite parking, landscaping, onsite refuse collection and finally we discussed this is a non-contributing structure. I opened up the meeting to questions and comments.

* Sam H. wanted clarification about if the footprint was being increased. We told him that we were increasing the footprint.

*Sam H. wanted to confirm the sidewalk would not be reduced. We explained to him that the proposed stair would reduce the side walk, but pointed him to the site plan showing the remaining sidewalk dimension. We explained that we have talked with staff at COT and we all felt comfortable there would be sufficient sidewalk remaining. Sam H. noted that there is a lot of foot traffic in that area and expressed his concern about any reduction.

* Sam H. also expressed concerns about the height of the guard on the second floor and the possibility of patrons throwing objects at pedestrians walking by. We discussed several bars along University had outside seating adjacent to the sidewalks, but his concern was the proximity of Gentle Ben's to the pedestrians. Richard Fifer then explained the protocol if a patron gets unruly.

* Sean asked about the schedule. We told him that once approved Gentle Ben's will start the construction documents and building.

*boy howdy logged in about half way through the meeting and was not able to stay because of a family emergency. I gave him my email, and we have been in contact.

The meeting was ended.

Respectfully,

CHUCK MEYER

Today's Date: December 15, 2021

RE: Neighborhood Meeting Invitation

For: Gentle Bens Brewing Company, LLC
865 E University Blvd
Tucson, Arizona 85719

Meeting Date and Time: January 06, 2022 5:30-6:30pm
Location: Virtual Meeting via GotoMeeting
Purpose: Discuss Gentle Ben's proposed patio expansion

This invitation is being presented to inform you that Gentle Bens Brewing Company, LLC is proposing to expand existing first and second floor patio space. This project qualifies for the use of the City of Tucson's Main Gate District Overlay and Historic Preservation for modification to the zoning requirements for parking, landscaping and refuse collection.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/369831357>

You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 369-831-357

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/369831357>

Agenda:

1. Introductions
2. Discussion Items:
 - 2a: Project Description
 - 2b: Parking
 - 2c: Landscaping
 - 2d: Refuse Collection
 - 2e: Historic [non-contributing building]
3. Questions and Answers
4. Discuss Questions / Comments provide via email [If provided]
5. Close Meeting

Location Map

520.869.4245
chuck@cmarchitect-llc.com

11598 E Rock Village St
Marana, Arizona 85658



North Tyndall Avenue

East University Boulevard

Please direct all questions to Chuck Meyer at CMArchitect, llc
Email: chuck@cmarchitect-llc.com
Phone: [520]869.4245

Respectfully,

CHUCK MEYER

Chuck Meyer, RA

- Chuck Meyer

00:01 - 00:04

This conference will now be recorded and recorded.

- Chuck Meyer

00:28 - 00:30

It's 5 34.

- Chuck Meyer

00:30 - 00:36

I'll wait another couple of minutes to see who else is going to be joining us, and then then we'll start the meeting.

[speaker unknown]:

00:50 - 00:50

Ok?

- Chuck Meyer

03:12 - 03:16

I'll give people also, 540, and then I'll, I'll, I'll start.

- Chuck Meyer

05:26 - 05:31

Sam, I'm going to wait one more minute, so 540, who else shows up, and then I'll start.

- Chuck Meyer

05:31 - 05:32

We'll start the meeting.

- Sam H

05:35 - 05:36

Ok, thanks.

- Chuck Meyer

06:24 - 06:25

We're gonna go ahead and get started.

- Chuck Meyer

06:26 - 06:34

Thank you guys for for joining our meeting, for General Bans, um, they are.

- Chuck Meyer

06:36 - 06:39

Looking to do, to do in addition, first.

- Chuck Meyer

06:39 - 06:46

My name is Chuck Meyer, an architect, I worked with Rich Pfeifer, he's one of the one of the owners of Gentlemen's.

- Chuck Meyer

06:50 - 06:51

Jeff, Shawn, and Sam.

- Chuck Meyer

06:51 - 06:57

Are you guys neighbors, the neighborhood or how did you get the mail?

- Sean

07:01 - 07:01

Yeah?

- Geoff Verderosa

07:07 - 07:10

Yeah, at my.

- Chuck Meyer

07:10 - 07:10

House.

- Geoff Verderosa

07:12 - 07:14

I have sovereign Euclid, right?

- Geoff Verderosa

07:14 - 07:16

Two doors down from three doors down from the University.

- Chuck Meyer

07:17 - 07:18

Ok.

- Sam H

07:19 - 07:23

With the First Methodist Church, a block to the South of the Gentlemen's.

- Chuck Meyer

07:25 - 07:25

Oh, great.

- Chuck Meyer

07:26 - 07:36

I actually, um, I did a VISTA alum, I'm thinking of, There's the big, There's the big cross that you guys have in your you're sanctuary.

- Chuck Meyer

07:38 - 07:45

If it's the same, if it's the same one, I worked on that 1 20 years ago when I was working with another architect.

- Sam H

07:46 - 07:46

Yes.

- Chuck Meyer

07:48 - 07:48

Read.

- Sam H

07:49 - 07:50

It.

- Chuck Meyer

07:51 - 07:51

Oh, is it?

- Chuck Meyer

07:51 - 08:02

Oh, wow, That's funny, that's actually a cool product because that cross Levitate soft up off the ground up that because we are able to credit from behind a wall masonry.

- Sam H

08:04 - 08:04

Wall.

- Sam H

08:04 - 08:05

Behind it.

- Sam H

08:05 - 08:06

Yeah, you know.

- Chuck Meyer

08:06 - 08:09

What's funny about that real quick, there was a, there's a hallway.

- Chuck Meyer

08:09 - 08:11

And there's a door in there.

- Chuck Meyer

08:11 - 08:16

When the contractor took the wall, took the wall down there was an arch animation.

- Chuck Meyer

08:16 - 08:19

The arch that no one knew about, because we couldn't, we couldn't see it.

- Chuck Meyer

08:21 - 08:24

The contractor quality over, give me at that time was kinda fun.

- Chuck Meyer

08:24 - 08:25

Anyway.

- Sam H

08:25 - 08:26

Back to back on.

- Chuck Meyer

08:26 - 08:27

Carson.

- Sam H

08:27 - 08:28

Yeah.

- Chuck Meyer

08:29 - 08:36

So so gentlemen's has looked into due to do an expansion of a portion of their lower patio.

- Chuck Meyer

08:37 - 08:42

And then expansion of the upper patio, and I've got some drawings and some, some three-d.

- Chuck Meyer

08:42 - 08:43

Stuff we could look at here in a minute.

- Chuck Meyer

08:44 - 08:47

Kinda give a brief, a brief overview of what they're looking to do.

- Chuck Meyer

08:47 - 08:51

They're also looking to introduce a set of stairs.

- Chuck Meyer

08:53 - 09:06

That would be, to the, to the south of the building, along along university, as another means of egress from the, from the second, from the second floor, down, down, down to the, to the, to the ground level.

- Chuck Meyer

09:08 - 09:12

And with that, what I'll do, is I'm going to bring up, I'm going to share my screen.

- Chuck Meyer

09:15 - 09:19

Can you guys, all she, to meet the agenda, or the neighborhood meeting invite.

- Richard Fifer

09:20 - 09:21

It's it.

- Chuck Meyer

09:22 - 09:25

All right, so I'm just gonna go cheat by sheet.

- Chuck Meyer

09:26 - 09:27

Know some of the stuff out of the way.

- Chuck Meyer

09:28 - 09:31

And kinda just show what we're looking to do, so here.

- Chuck Meyer

09:32 - 09:35

Yeah, just to be clear, too.

- Chuck Meyer

09:35 - 09:43

I'm sure everybody knows where it's at, but here's here's university hers Euclid Gentlemen's right here.

- Chuck Meyer

09:45 - 09:51

There areas that we're going to be, that we're looking to work with, is, um, this is based right here in front.

- Chuck Meyer

09:53 - 10:01

Then on the second floor as we're looking to put the, extend the patio here, the stairs would be put, it would be put over here.

- Chuck Meyer

10:02 - 10:10

Then on the ground level, we're looking to do diagonal patio extension there which is reflected here.

- Chuck Meyer

10:10 - 10:20

So on the ground level of gentlemen's this would be the addition of the padding on the ground level to 212 square feet.

- Chuck Meyer

10:21 - 10:40

Then here is where we're proposing to put the stair keeping the ramp so it's so that channel bands are still accessible But having having the stair out just in front of that planner, that's that's that's there Then on the second floor what they're looking to do is they're going to remove that that roof that's there.

- Chuck Meyer

10:41 - 10:45

Then Expand, expand south.

- Chuck Meyer

10:46 - 10:53

Coming out about 20 21 feet Let's have some steps and diagonal that back and forth.

- Chuck Meyer

10:54 - 10:58

We're adding about 1300 square feet upstairs.

- Chuck Meyer

10:58 - 11:09

And here you can see where there are stairs which would connect to that to the existing patio For another, for another, means means of egress.

- Chuck Meyer

11:11 - 11:13

If anybody has any questions at any time, don't hesitate to stop me.

- Chuck Meyer

11:14 - 11:20

I'm just gonna keep going through this, and then, you know, we can do Q&A at the end as well here.

- Chuck Meyer

11:21 - 11:26

Is a two D image showing the ground floor.

- Chuck Meyer

11:27 - 11:32

Addition of the of the patio, we would match the existing railing.

- Chuck Meyer

11:32 - 11:33

That's that's there.

- Chuck Meyer

11:34 - 11:42

Then, as we move up to the second floor, we introduce a glass rarely at the top, and that would carry through, with ...

- Chuck Meyer

11:42 - 11:44

Coming up, coming up, as well.

- Chuck Meyer

11:46 - 11:51

So this is as good as if you're standing on on university, looking north.

- Chuck Meyer

11:52 - 12:00

Then the East elevation obviously has done an untenable looking last, but you can see, know, again, we're going to use the same railing.

- Chuck Meyer

12:00 - 12:06

That's that's already there, So wrought iron railing on the ground level and then you can see where we're doing introducing.

- Chuck Meyer

12:08 - 12:11

The glass railing on the on the second level.

- Chuck Meyer

12:13 - 12:15

Here are some, some three-d.

- Chuck Meyer

12:15 - 12:20

Images, um, kind of show it through a little bit.

- Chuck Meyer

12:20 - 12:23

You're looking at the stair looking at the expansion.

- Chuck Meyer

12:25 - 12:30

Here's a, here's a look in Northview, say, my dad's the stairs are here.

- Chuck Meyer

12:31 - 12:34

Here's the addition of the of the patio upstairs.

- Chuck Meyer

12:34 - 12:42

And here's the edition down below, just another looking looking southwest's, I guess that one's looking south-west.

- Chuck Meyer

12:43 - 12:45

Then, just a couple more.

- Chuck Meyer

12:48 - 12:50

Couple more views of what, what we're looking to do.

- Chuck Meyer

12:52 - 12:59

The material selection will match as much, as much, as became, was a red brick.

- Chuck Meyer

12:59 - 13:02

Chuck, try to keep that, keep that idea coming through.

- Chuck Meyer

13:03 - 13:05

We want to introduce maybe some black metal.

- Chuck Meyer

13:06 - 13:10

That's not on, on the second floor.

- Chuck Meyer

13:10 - 13:12

That's not rest it down below.

- Chuck Meyer

13:12 - 13:19

And then here's an example of a guardrail when we want to, we want to have these vertical, the vertical post chair.

- Chuck Meyer

13:19 - 13:22

There's a lot of glass drilling that does not have that vertical post.

- Chuck Meyer

13:23 - 13:32

They just support themselves but, you know, for safety reasons we feel it's better to have to have those darts, to have those gardens there.

- Chuck Meyer

13:33 - 13:36

Tyler, prevent anybody from falling over.

- Chuck Meyer

13:39 - 13:43

Are there any questions about the drawings at this point?

- Chuck Meyer

13:45 - 13:50

Or should I can, can I continue with the rest of the agenda and ask you guys ask questions at the end.

- Geoff Verderosa

13:51 - 13:53

Just a question on on kind of the plan.

- Geoff Verderosa

13:53 - 13:57

Would it be tabletops, or would that just be like an open area?

- Richard Fifer

14:01 - 14:02

Most of the time.

- Richard Fifer

14:06 - 14:11

But for different events that people want a table is cleared out, we would utilize it just like we.

- Richard Fifer

14:11 - 14:13

We do the rest of the patio right now.

- Geoff Verderosa

14:16 - 14:18

So, right now, it could be additional outdoor seating.

- Geoff Verderosa

14:18 - 14:19

Obviously be helpful.

- Chuck Meyer

14:20 - 14:20

Cool.

- Richard Fifer

14:22 - 14:22

Right.

- Chuck Meyer

14:26 - 14:35

Alright, so here are some items that we needed Especially if you guys, you know, obviously parking anywhere near you of aid is not on university is limited.

- Chuck Meyer

14:37 - 14:40

So, with, with this, it, with this addition.

- Chuck Meyer

14:40 - 14:41

Yeah.

- Chuck Meyer

14:43 - 14:46

Anytime you add square footage to a project, typically, you have to add yes, at parking.

- Chuck Meyer

14:46 - 14:49

Obviously, there's no, there's no space parking present.

- Chuck Meyer

14:49 - 14:59

They don't have an on-site **** parking as as it is, but there are, you know, there is a lot of available options around there, There's the bicycle parking.

- Chuck Meyer

14:59 - 15:02

There's multiple parking garages.

- Chuck Meyer

15:02 - 15:06

There's the streetcar taxi companies.

- Chuck Meyer

15:07 - 15:19

So, we don't we don't anticipate no parking being, you know, being any more of an issue than the challenges that are, you know, face now, obviously, there's the existing, you know, back in, parking along University.

- Chuck Meyer

15:19 - 15:26

And if you're lucky enough to get one of those spots, it's almost, um, good as gold.

- Chuck Meyer

15:28 - 15:45

Let us addition, since, since the project has been increased by more than 25% of its original size, the cobra require that we, that we, we have to add some landscaping, the landscaping as a 10 foot buffer on the front.

- Chuck Meyer

15:45 - 15:56

But, because of how the, um, because the property line in relation to the building, there's, there's no room to put a 10 foot buffer, and there are.

- Chuck Meyer

15:56 - 15:56

So.

- Chuck Meyer

15:56 - 16:06

So, part of our, part of our requests is to, um, to eliminate the need for any additional landscapes other than what is already what is already there.

- Chuck Meyer

16:08 - 16:12

In terms of, just call us up on second.

- Chuck Meyer

16:15 - 16:19

In terms of the trees out front there, oh, that's not what I thought.

- Chuck Meyer

16:19 - 16:20

Oh, that's not to show you.

- Chuck Meyer

16:21 - 16:22

Sundar.

- Chuck Meyer

16:25 - 16:26

I'm gonna get my bearings real quick.

- Chuck Meyer

16:29 - 16:30

Cool.

- Chuck Meyer

16:35 - 16:37

Drop down.

- Chuck Meyer

16:43 - 16:44

That's right.

- Chuck Meyer

16:52 - 17:03

So we've got these trees and these planners that are here and obviously, you know, those, those, let's stay on this tray here would, would have to be removed to be able to, to increase the patio there.

- Chuck Meyer

17:06 - 17:14

But landscape is, is another code requirement that we're looking to try to alleviate from because there's no, there's no place to.

- Chuck Meyer

17:16 - 17:22

Doctor took to put it on, to put it in Refuge Collections Garbage collection.

- Chuck Meyer

17:22 - 17:27

They're gonna just keep doing what they've been doing with success now using their existing existing system.

- Chuck Meyer

17:28 - 17:45

Again, there's no place on site to put a dumpster, dumpster or recycle bin on there, so they're just going to keep using their existing collection system, which I don't believe, has posed as pose any problems, or tries to create it in any, any, any issues at all.

- Chuck Meyer

17:47 - 17:51

And this is a non contributing, sort, historically.

- Chuck Meyer

17:52 - 18:06

So, then, the modifications that we're doing, obviously, we're trying to be sensitive and we're trying to, you know, keep the character of the building and not, you know, not modify that modify it too much.

- Chuck Meyer

18:06 - 18:18

So, you know, we're kind of working with some of those Stuart requirements, but you know that it is non contributing to the two to start signing OK.

- Chuck Meyer

18:22 - 18:22

Excuse me, one second.

- Chuck Meyer

18:25 - 18:28

Jeez, she just always OK.

- Chuck Meyer

18:29 - 18:30

That's.

- Chuck Meyer

18:32 - 18:32

All right.

- Chuck Meyer

18:35 - 18:37

That's the end of what I have to present.

- Chuck Meyer

18:37 - 18:39

Are there any other questions that you guys have?

- Sam H

18:44 - 18:45

Few questions.

- Chuck Meyer

18:46 - 18:46

Sure.

- Sam H

18:49 - 18:51

First of all, a floor plan.

- Sam H

18:51 - 18:53

And it shows you're not taking anything more.

- Sam H

18:53 - 18:55

You're not increasing the footprint, right?

- Sam H

18:56 - 19:00

Except for the stairs and then the champ from the corner.

- Chuck Meyer

19:01 - 19:01

Correct.

- Chuck Meyer

19:01 - 19:05

Yeah, everything else here is existing, OK, so, it's.

- Sam H

19:05 - 19:06

Not going to increase.

- Sam H

19:07 - 19:11

It's not going to take anything anymore of the sidewalk or anything, right?

- Chuck Meyer

19:13 - 19:14

It's going to take a look.

- Sam H

19:16 - 19:16

Sorry.

- Sam H

19:16 - 19:17

Yeah, just right there.

- Sam H

19:18 - 19:20

But there's there's a lot of foot traffic on that sidewalk.

- Sam H

19:20 - 19:25

Um, So, I think that is a consideration.

- Sam H

19:25 - 19:31

But, if it's not taking a substantial amount of sidewalk away, and.

- Chuck Meyer

19:31 - 19:35

That's a very good point and that's actually something we've addressed with with the city.

- Chuck Meyer

19:36 - 19:39

We have to do what's called a T R E for that.

- Chuck Meyer

19:39 - 19:42

For that stare I'm trying to find a document to show you real quick.

- Chuck Meyer

19:46 - 19:51

Um, and our initial one second.

- Chuck Meyer

19:52 - 19:58

Our initial review, one.

- Chuck Meyer

20:00 - 20:00

Yeah.

- Chuck Meyer

20:00 - 20:11

So, you can see here even with with the stair we still have 17 foot 4 from the corner of other stair would be to the edge of the sidewalk.

- Chuck Meyer

20:11 - 20:14

And then if that 10 foot I think that's a light, Oh, that's right there.

- Chuck Meyer

20:14 - 20:21

And we're still 22 feet from the courage to the curb to the to the to the stair as well.

- Sam H

20:22 - 20:25

Well, there's trees there.

- Chuck Meyer

20:27 - 20:27

Correct.

- Sam H

20:28 - 20:28

Yeah.

- Sam H

20:29 - 20:32

So there isn't there's 17 feet of usable sidewalk.

- Sam H

20:34 - 20:36

But it's, it's just the trees taking that.

[speaker unknown]:

20:40 - 20:40

Hi.

[speaker unknown]:

20:42 - 20:42

So, yeah.

- Chuck Meyer

20:43 - 20:45

So the dimension I have is, is right here.

- Chuck Meyer

20:45 - 20:48

It's from, it's from here to here.

- Chuck Meyer

20:48 - 20:53

So 17, I believe, 17 foot dimension is usable.

- Chuck Meyer

20:54 - 20:56

But the, the.

- Sam H

20:57 - 21:06

Well, if people can walk to your trees, then it's usable, But it's no bumped my head on the on the trees there at times.

- Sam H

21:06 - 21:11

So I'm concerned about pedestrian access maintaining the.

- Chuck Meyer

21:14 - 21:24

Ok, that's definitely something that we know, that that's important because obviously, you know, gentlemen's does not want to create, you know, really kind of hazard or, you know, a, you know, just concerned with with, you know.

- Sam H

21:24 - 21:30

It's a consideration in taking more cuts in the right away.

- Richard Fifer

21:32 - 21:32

Speaking.

- Sam H

21:32 - 21:37

Of, is there a requirement for a setback or is it zero.

- Chuck Meyer

21:37 - 21:38

Or right up.

- Sam H

21:38 - 21:39

To the right away line?

- Chuck Meyer

21:42 - 21:42

Well, right.

- Chuck Meyer

21:43 - 21:49

So this line right here is is the property, it's the property line, get a better, get a better tool.

- Chuck Meyer

21:50 - 21:53

This is this is the property line right here.

- Chuck Meyer

21:54 - 22:06

So well for what we're proposing is putting the stair in the right of way, which is which is what I mentioned earlier that we have to get a T R E It's called the temper Temporary walkabout, isn't it?

- Chuck Meyer

22:07 - 22:20

And our in our preliminary interactions with the City of Tucson has has been positive based based on, you know, in this diagram is seen how much, you know, the circulation in the space, the space around that.

- Sam H

22:22 - 22:24

Yeah, yes.

- Sam H

22:25 - 22:29

I don't think it's helping your case, but so if it is taken right away.

- Sam H

22:32 - 22:34

So, again, a consideration.

- Sam H

22:35 - 22:38

That answers the setback question.

- Sam H

22:40 - 22:43

And then, secondly, for the second floor.

- Chuck Meyer

22:43 - 22:44

Yes.

- Sam H

22:44 - 22:47

What's your, what's your raylene height or the barrier?

- Sam H

22:48 - 22:50

Height above the finish floor?

- Chuck Meyer

22:51 - 22:53

Let's take a look at the elevations.

- Chuck Meyer

22:54 - 23:02

So it's out, it's, so it's 14 foot 4 from the finished floor.

- Sam H

23:02 - 23:06

There's a second floor, the effective railing height.

- Chuck Meyer

23:08 - 23:08

Yeah.

- Chuck Meyer

23:08 - 23:09

It's the fourth it's.

- Richard Fifer

23:12 - 23:14

Know-how taught a glass railings.

- Richard Fifer

23:14 - 23:15

Switches.

- Richard Fifer

23:16 - 23:18

I don't remember what it was.

- Chuck Meyer

23:19 - 23:20

Yeah.

- Sam H

23:23 - 23:31

But my concern is, like I said, you've got pedestrian traffic below and, you know, the last thing you need is a salt shaker coming down.

- Sam H

23:32 - 23:34

No drink glasses or something.

- Sam H

23:35 - 23:36

So, I would, I would.

- Sam H

23:39 - 23:43

Especially, if it's clear, fits fits a transparent barrier.

- Sam H

23:45 - 23:51

Yeah, no, 3, 3 feet isn't going to do it, obviously, especially if you've got the high tables.

- Sam H

23:53 - 23:58

So, I'd be concerned about, you know, the barrier height there, anything.

- Chuck Meyer

23:58 - 23:58

That's.

- Sam H

23:58 - 24:01

Coming up coming over that really, not just people, but objects.

- Chuck Meyer

24:05 - 24:10

You know, there's there across the street, Adam, uh, legal piece.

- Chuck Meyer

24:10 - 24:20

You know, they, they've, there's back their push back a little bit, but there's definitely a similar situation over there with, they've got a second for the elevator to go there, as well.

- Chuck Meyer

24:20 - 24:28

Um, you know, and unfortunately, if that, if that behavior happens, you know, they, obviously Gentlemen's is gonna, is gonna handle attitude and take out, so.

- Sam H

24:30 - 24:33

It doesn't have anything at the lot line, though.

- Sam H

24:37 - 24:39

They're all set back like 10 or 20 C.

- Richard Fifer

24:41 - 24:55

We currently have an existing railing if you go towards where the stairs are entering right now, which is basically the same scenarios what we're proposing drawing here.

- Richard Fifer

24:57 - 24:57

You could see it.

- Sam H

24:57 - 24:58

Definitely.

- Richard Fifer

24:59 - 25:00

Yeah.

- Sam H

25:00 - 25:01

Yeah.

- Richard Fifer

25:03 - 25:05

Or you can look down on people walking on the sidewalk.

- Sam H

25:08 - 25:12

You agree that Tindal doesn't have nearly the traffic the university does?

- Richard Fifer

25:13 - 25:14

That's overlooked.

- Sam H

25:16 - 25:16

Sure.

- Sam H

25:17 - 25:19

You mean it illegal?

- Richard Fifer

25:21 - 25:22

No hours.

- Sam H

25:23 - 25:24

On Tindall, yeah.

- Richard Fifer

25:26 - 25:39

For us, right above, right where the stairs are going in, there's a railing that is whatever that same height is that we're proposing that overlooks people walking on university.

- Richard Fifer

25:40 - 25:44

We're just the handicapped ramp in between that in the property line.

- Sam H

25:50 - 25:51

But you're adding them.

- Sam H

25:52 - 25:53

Know, you're coming out to the South.

- Sam H

25:54 - 25:55

I didn't see the dimension, but it's.

- Sam H

25:57 - 26:01

You agree, it's, it's, it's closer to the outlet, or to the right away line.

- Chuck Meyer

26:04 - 26:05

Yeah.

- Chuck Meyer

26:05 - 26:05

I.

- Richard Fifer

26:05 - 26:07

Definitely don't disagree with you.

- Sam H

26:08 - 26:08

Yeah.

- Sam H

26:08 - 26:09

All right.

- Sam H

26:09 - 26:10

So, that's that's my concerns.

- Sam H

26:10 - 26:12

That was my questions and concerns.

- Chuck Meyer

26:14 - 26:22

So, Rich, what our appreciation that, Rich, what are your job as policy when someone is being be rowdy or being unruly?

- Richard Fifer

26:23 - 26:31

I mean, if anyone's trying to endanger somebody else, whether it's our customers, somebody walking down the street there, they'd be at a minimum removed.

- Sam H

26:32 - 26:37

Yeah, but the design is not to present hazards.

- Chuck Meyer

26:43 - 26:48

Appreciate you sharing your your concerns, and thoughts on what to talk with.

- Chuck Meyer

26:48 - 26:49

Rich about that.

- Sam H

26:52 - 26:54

So you guys have reviewed this with the city.

- Sam H

26:55 - 26:55

This is.

- Chuck Meyer

26:56 - 26:57

Part, This is part of the process.

- Chuck Meyer

26:57 - 27:01

We've done, some preliminary culinary research with them.

- Chuck Meyer

27:03 - 27:19

After that, after this meeting, I've got to put a few more documents together, and then we're going to make our official some middle to the, to the just city, and this, this, this, meet is being recorded and transcribed as well, So your concern is, they'll definitely be able to read through those.

- Sam H

27:21 - 27:23

Submitting like, a development plan.

- Chuck Meyer

27:24 - 27:24

That's exactly.

- Chuck Meyer

27:25 - 27:25

That's.

- Sam H

27:25 - 27:25

What, yeah.

- Chuck Meyer

27:25 - 27:27

That's what, this guy.

[speaker unknown]:

27:30 - 27:31

Yes.

[speaker unknown]:

27:32 - 27:32

Hi.

- Sam H

27:35 - 27:38

Aye.

- Chuck Meyer

27:41 - 27:46

Does anybody else have any questions or concerns or anything?

- Sean

27:49 - 27:58

Just a quick question, and I'm sure you're not at the point in his project where you know an exact completion date, but how long does something like this not only take.

- Sean

27:59 - 28:00

So, like start to finish?

- Chuck Meyer

28:04 - 28:16

It's a great question, I believe, Rich, and remind me, here, I apologize, You're looking to have just have this done by next, by next fall, if possible, If.

- Richard Fifer

28:16 - 28:22

Possible, I mean, it is, there's so many variables we're hoping to have it already done at this point, but.

- Richard Fifer

28:24 - 28:26

Yeah, who knows.

- Richard Fifer

28:27 - 28:30

But we're trying to push forward pretty quickly.

- Chuck Meyer

28:34 - 28:37

We have to submit this, the this package to the city.

- Chuck Meyer

28:37 - 28:44

They have to review it and then once, you know, once the development package is approved, then we, then we can start on the construction documents.

- Chuck Meyer

28:45 - 28:55

Construction documents will take, no, let's say it takes a city now for six weeks to review and approve this and approve this package of, you know, that's hopefully improve it.

- Chuck Meyer

28:56 - 28:58

Once that's done, we can start construction documents.

- Chuck Meyer

28:58 - 29:07

Construction documents will take, say, 46 weeks and then we got to submit it to the city, the building portion, and then now that, that would be a problem, that 46 week process.

- Chuck Meyer

29:07 - 29:11

And then, at that point, they should be able to be ready to pull permits.

- Chuck Meyer

29:11 - 29:15

And, um, and, you know, start start construction.

- Richard Fifer

29:16 - 29:24

Mean, if we could have, we'd want to start construction of the day after graduation and be done by August first, But feasible that actually did.

- Sean

29:30 - 29:33

Just curious, and I can't make commit to timing right now.

- Sean

29:33 - 29:35

And that's not the catalyst, but just funny.

- Chuck Meyer

29:39 - 29:39

No problem.

- Chuck Meyer

29:46 - 29:48

All right, Does anybody else have any other questions?

- Sam H

29:53 - 29:53

Yeah.

- Chuck Meyer

30:00 - 30:01

I'm gonna.

- Sam H

30:01 - 30:01

Touch.

- Chuck Meyer

30:02 - 30:03

At that point, then.

- b0y h0wdy

30:07 - 30:07

Hello?

- Chuck Meyer

30:09 - 30:09

Yes.

- b0y h0wdy

30:11 - 30:14

I cut away for a little bit, A little personal emergency here.

- b0y h0wdy

30:14 - 30:15

So is the meeting ended.

- Chuck Meyer

30:17 - 30:20

It's that's not ended, We've done, we've gone through everything.

- Chuck Meyer

30:21 - 30:23

I can, I'd be happy to give you a quick overview, if you'd like.

- b0y h0wdy

30:25 - 30:31

I tell you what, rather than take that time up, I mean, it would take me a while to really understand and absorb some of this.

- b0y h0wdy

30:31 - 30:37

Is there a website where you can see these plans, where you can see these pictures and so forth it that I can sit down with and really, you know, kind of get it in my brain?

- b0y h0wdy

30:37 - 30:39

I don't think we can do it quickly.

- Chuck Meyer

30:42 - 30:45

There's not, there's not a website and the Jains.

- Chuck Meyer

30:46 - 30:53

Man, I could probably mm, There's not a website where I can record search, show them, share them with.

- Chuck Meyer

30:55 - 31:00

But, I guess, what we: What we could do, Yeah.

- Chuck Meyer

31:00 - 31:02

I mean, I, I can, I can show you.

- Chuck Meyer

31:04 - 31:06

I think that this, this one here.

- b0y h0wdy

31:08 - 31:12

Well, is there going to be any other public meeting, or is this the only one?

- Chuck Meyer

31:13 - 31:15

As of right now, this is all not scheduled.

- b0y h0wdy

31:21 - 31:25

Yeah, I've got a, I got an issue I've got to take care of, and it is a serious wonder.

- b0y h0wdy

31:25 - 31:26

I wouldn't pull away.

- b0y h0wdy

31:26 - 31:26

Sorry.

- b0y h0wdy

31:28 - 31:29

Yeah.

- b0y h0wdy

31:29 - 31:29

So.

- b0y h0wdy

31:31 - 31:38

Well, if if there's no other way, if there's no other public meetings, there's nothing we can do if there is going to be another payment public we were.

- b0y h0wdy

31:38 - 31:39

So, you know, say that another mailer.

- b0y h0wdy

31:39 - 31:43

So for us, we would, we would love to have an opportunity to get involved with it.

- b0y h0wdy

31:43 - 31:44

But right now, I just can't.

- Chuck Meyer

31:45 - 31:46

Sure.

- Chuck Meyer

31:47 - 31:53

So feel free to set to send me an e-mail and, um, maybe we can, we can figure something out.

- b0y h0wdy

31:56 - 31:56

Yeah.

- b0y h0wdy

31:56 - 31:57

That's a good idea.

- b0y h0wdy

31:57 - 32:00

I'm sure it's on the flyer that you sent out here somewhere, your.

- Chuck Meyer

32:00 - 32:01

E-mails?

- Chuck Meyer

32:01 - 32:01

Yep.

- Chuck Meyer

32:01 - 32:02

It is.

- b0y h0wdy

32:03 - 32:06

Sure, I got it here, chuck at LMC dot com.

- Chuck Meyer

32:07 - 32:08

That's me.

- b0y h0wdy

32:08 - 32:09

Ok very good.

- b0y h0wdy

32:09 - 32:09

Very good.

- b0y h0wdy

32:09 - 32:11

Well we'll I'll try it that way then.

- b0y h0wdy

32:11 - 32:11

Thank you so much.

- Chuck Meyer

32:12 - 32:13

No problem getting.

- Chuck Meyer

32:13 - 32:14

I hope everything's OK.

- Chuck Meyer

32:22 - 32:23

All right.

- Chuck Meyer

32:23 - 32:28

Well, if there's no, any other questions or comments, so I think I'm ready to end the meeting.

- Sam H

32:29 - 32:30

Alright, thanks.

- Sam H

32:30 - 32:31

Thanks for the time, Chuck.

- Sam H

32:31 - 32:32

It was a nice presentation.

- Sam H

32:32 - 32:33

Thank you.

- Chuck Meyer

32:34 - 32:34

Thank you, I appreciate that.

- Chuck Meyer

32:34 - 32:35

You're welcome.

- Chuck Meyer

32:39 - 32:44

Jeff, Sean, Sam, are you guys, OK, with ending the meeting hours, or anything else you want to discuss?

- Sam H

32:46 - 32:48

Let's see further, Thanks.

- Sean

32:49 - 32:50

Thank you.

- Chuck Meyer

32:50 - 32:51

Guys.

- Chuck Meyer

32:51 - 32:51

Have a good evening.

- Geoff Verderosa

32:53 - 32:53

Youtube.

- Sam H

32:53 - 32:54

Maybe it?