

Sally Stang - Formal Protest - Downtown Motor Motor Hotel Project (email 1/2)

From: William Balak <azkalab@gmail.com>
To: <sally.stang@tucsonaz.gov>, <jloichinger@achp.gov>, <demion@yahoo.com>, ...
Date: 05/06/2015 7:27 AM
Subject: Formal Protest - Downtown Motor Motor Hotel Project (email 1/2)
Cc: Jody Gibbs <j.gibbsarchitect@gmail.com>
Attachments: COMPARISON OF 24 PROPERTIES.doc; Comparisons.jpg; EPhotos.doc

Ms. Sally Stang, Director
Tucson Housing and Community Development Department

RE: Formal Objections to Your May 8 letter - Findings Adverse Effects of the proposed four story building

Dear Ms. Stang,

The Barrio Historico Advisory Board has previously objected to your findings of adverse effects of the proposed Downtown Motor Hotel including my letters of April 9 and April 15. Any suggestion that those were not "formal" objections is false.

Herein we "formally" object to the finding in the first paragraph on the second page of your letter which states that the proposed building is compatible in "massing, size, and scale" with the adjacent buildings in Armory Park. You present no evidence to support this claim. The proposed building, in fact, is overwhelmingly not compatible in massing, size, or scale with the adjacent historic buildings in both the Armory Park and the Barrio Libre. It is not compatible with the adjacent historic buildings in both districts using normal criteria of compatibility including: height, width, length, ratio of building footprint to lot size, number of stories, roof type, materials, windows, doors, site utilization, details, proportions, parking, character, workmanship, building form, surface texture, projections and recessions, rhythm, and impact on the street-scape. The proposed building indeed is incompatible and cause direct and indirect negative effects on the adjacent historic buildings in both historic districts and negative effects to the two districts themselves. We object "formally" that your findings of adverse effects do not include the facts.

To document this overwhelming incompatibility, you will find attached: a same scale comparison of street elevations, a keyed map identifying the location of each building,

a detailed analysis of each of the twenty four historic buildings adjacent to to the site of the proposed four story building, and a photographs of the street elevation of each building.

These twenty four buildings include five such buildings identified as "Class A buildings - contextually and architecturally irreplaceable" by Robert Giebner in his classic study, "Armory Park 74 ff" , page 52 and 53. These twenty four buildings also include the Velasco Office and House, both of which are listed on the National Register of Historic Places.

The analysis covers many criteria. Below i list the analysis comparison of size as an example to the errors and omissions in your findings. The proposed four story building is:

40 times larger than 16 E.15th
 21.6 times larger than 19-21 E.15th (Perfecto Elias property)
 37 times larger 23-25 E.15th(Perfecto Elias Property rated "contextually and architecturally irreplaceable")
 16.5 times larger than 24 E.15th (Antonio Amado Family House)
 11 times larger than 40 E.14th (Brady Court rated "contextually and architectually irreplaceable")
 70 times larger than 375 S. Stone (rear)
 9 times larger than 376 S. Stone
 9 times larger than 385 S. Stone
 10 times larger than 388 S. Stone
 14 times larger than 396 S. Stone
 79 times larger than 417 S. Stone (Perfecto Elias property)
 31 times larger than 419 S.Stone (Perfecto Elias House rated "contextually and architectually irreplaceable)
 6 times larger than 420 S. Stone
 27 times larger than 428 S. Stone
 9 times larger than 443 S. Stone
 16 times larger than 447 S. Stone
 1.5 times larger than 460 S. 6th (Immaculate Heart Academy rated "contextually & architecturally irreplaceable")
 18 times larger than 375 S. Stone (Velasco Office, National Register Property, "contextually & architecturally irreplaceable)
 17 times larger than 486 S. Stone (Clifton Motor Hotel)
 39 times larger than 512 S. Russell
 41 times larger than 515 S. Russell
 106 times larger than 522 S. Russell (Velasco House, National Register Property, "contextually & architecturally irreplaceable")

The proposed four story building is overwhelmingly incompatible and causes negative effects to the adjacent buildings in both historic districts and to both historic districts themselves. It is grossly out of scale and size with both historic districts. We "formally" object that your finding of adverse effects do not include this information.

The Barrio Historico Advisory Board herein also "formally" objects to the finding in the last paragraph on page three of your letter which says there is no negative effects to Barrio Libre. That is false. We "formally" object that letter to say that the proposed building is also damaging to both historic districts themselves. The proposed building has negative effects on the character, context, environment, fabric, quality, experience, perception, integrity, streets-scape, and significance of both historic districts. We "formally" object that these negative effects are not included in your letter of adverse effects.

These qualities are referred in the previous paragraph can be found in various places including the nominations of the districts and their amendments, in the City Historic Zone descriptions of both districts, and in the classic books on both districts ("Barrio Historico" by Harris Sobin & Robert Giebner, and "Armory Park 74 ff" by Robert Giebner). They are also qualities understood by architects, urbanists, planners, archeologists, residents, and preservationists regardless of whether they are recorded and regardless of whether their destruction was not foreseen. I seriously doubt if Bob Giebner or Harris Sobin and others could have foreseen the current proposed building but they would understand the importance of protecting such qualities in both historic districts.

The proposed building is actually 54' tall (the top of the elevator/stair tower). It is taller than any adjacent historic building. Such a grossly large and incompatible four story building cannot be placed in the middle of two historic districts that are almost exclusively composed of one and two story buildings without seriously causing negative effects to the integrity of both districts. We "formally" object that your letter of findings of adverse effects does not state this.

There is no dramatic separation between Barrio Libre and Armory Park at Stone Avenue. There are Sonoran Adobe Buildings, Transitional Buildings, and Victorian Buildings on both sides of Stone Avenue. Stone Avenue is the street-scape of both Barrio Libre and Armory Park, and the proposed building negatively effects the integrity that street-scape for both districts. The proposed building negatively effects the integrity of the character, context, fabric, feeling, associations, understanding, and environment of both districts. We "formally" object that your letter of adverse effects does state this.

Both Barrio Libre and Armory Park have made great contributions to the board pattern of our past - in architecture, urban design, and history. Both districts are associated

with the lives of persons significant in our past.

Both historic districts characterize specific time periods and specific methods of construction and use of materials in our past. The proposed four story building would negatively effect and disrupt the historic setting, the materials, the workmanship, the feeling, the associations, character, street-scape, atmosphere, and understanding of both districts. We "formally" object that your letter of findings of adverse effects does not state this.

The proposed building resembles a foreign blimp parked between the two districts. It is an intrusion negatively effecting both districts. It is contradictory and disruptive to the pattern of our history embodied in the two districts and to an understanding of the the lives of persons such as Perfecto Elias, Antonio Amado, and Don Carlos Ignazio Velasco, Josiah Joesler, John Murphy, Lao Guerrero, and other famous persons from the Barrio and Armory Park who have influenced our history. e proposed building degrades the the experience of the workmanship of "Mr. Flin" the French stone mason involved with the stone work in the Immaculate Heart Academy, and the many adoberos, brick masons, designers, woodworkers, designers, contractors and and past residents whose work can be found in the two district. The proposed building confuses and degrades the context by negativley effecting the intregriety of the both districts. We "formally" object the failure of you findings to clearly state these things.

The proposed building also destroys (93%) of the works of a master, Architect Josiah Joesler. We "formally" object that your findings identify the four story building as an addition to the destroyed Joesler building. This is false. The Joesler building no longer has any integrity, and is destroyed by the proposed project.

It is truly regrettable that the City Preservation Officer has done nothing to measure the incompatibility of the proposed building with its adjacent historic buildings; and to date has done no studies of merit on the negative effects of the proposed building on the two historic districts as historic districts. Nor has he required or prepared an archeology report (whether class I,II, or III) that provides the needed information on persons associated with the adjacent buildings who have influenced the broad pattern of our history as well any analysis of the buildings themselves. The Barrio Historico Advisory Board "formally" objects to any discussion of mitigation or preparation of a memorandum of agreement until such studies have been prepared and discussed with the public and the 106 consultants, including a complete evaluation of incompatibility and the negative effects on the two districts has been made.

The Barrio Historico Advisory Board also "formally" objects to the City's refusal to conduct a public hearing on their findings of adverse effects. It is false to say this cannot be done because of cost.

We also "formally" object to the City's refusal to seriously and creatively look at alternatives to rehabilitate the existing Joesler building into low rent housing.

And lastly we "formally" object to the continued discrimination against the Barrio Historico Historic District in the 106 process, its residents, its property owners, its buildings, and the district itself.

Sincerely,

Jody Gibbs, Co chair
Barrio Historico Advisory Board

COMPARISON OF 24 PROPERTIES

16 E. 15TH ST. ST. - ARMORY PARK

SONORAN TRANSITION WITH PORCH

LOT SIZE 3195 SF

BLDG FOOT PRINT 1204 SF

BLDG LENGTH 48 F

BLDG WIDTH 27F

BLDG HEIGHT 14 F

BLDG VOLUME 19,264 CF

BLDG FOOT PRINT/ LOT SIZE 32%

NUMBER OF STORIES 1

ROOF TYPE - FLAT

MATERIALS - MASONRY,PLASTER, WOOD DOOR/WINDOWS/ ROOF FRAMING

WINDOWS -

DOUBLE HUNG WOOD +/- 3 X 6

DOOR - WOOD

SITE UTILIZATION - SONORAN TRANSITION, PORCH IN FRONT, PARKING BESIDE, REAR PATIO/YARD

CLIMATE DESIGN - PORCH, THERMAL MASS WALL, NARROW WINDOWS, PATIO

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER 234/48

3 TIMES WIDER 80/28

3.6 TIMES TALLER 51/14

40 TIMES LARGER 763,241 CF/ 19,264 CF

4 TIMES AS MANY STORIES

TWICE THE BLDG FOOT PRINT/ LOT SIZE 73%/32%

THE PROPOSED 4 STORY BUILDING IS INCOMPATIBLE IN MATERIALS, DETAILS, PROPORTIONS, WINDOWS, DOORS, SITE UTILIZATION, PARKING, CHARACTER, NUMBER OF STORIES, SIZE, MASSING, SCALE, HEIGHT, WIDTH, LENGTH, IMPACT ON STREET-SCAPE, RHYTHM, RECESSIONS AND PROJECTIONS

19-21 E. 15TH ST. - ARMORY PARK

ONCE OWNED BY PERFECTO ELIAS. THE ELIAS FAMILY HAS RESIDED IN S. ARIZONA SINCE SPANISH COLONIAL TIMES AND HAS BEEN PROMINENT IN BUSINESS, GOVERNMENT, AND POLITICS. SOURCE

"LOS TUCSONESES THE MEXICAN COMMUNITY IN TUCSON 1854-1941" BY TOM SHERIDAN

LOT SIZE 4421 SF

BLDG FOOT PRINT 2360 SF

BLDG LENGTH 52 F

BLDG WIDTH 43 F

BLDG HEIGHT 17 F

BLDG VOLUME 35,400 CF

BLDG FOOT PRINT/ LOT SIZE 53%
NUMBER OF STORIES 1
ROOF TYPE HIPPED GABLE
MATERIALS - PLASTER ON ADOBE, METAL ROOF, WOOD WINDOWS/DOOR/ROOF
FRAMING
SITE UTILIZATION - SONORAN ROW HOUSE WITH PORCH IN FRONT AND REAR YARD
WINDOWS WOOD DOUBLE HUNG
DOOR - GLAZED WOOD
CLIMATE DESIGN - PORCH, THERMAL MASS WALLS, VENTED ROOF
THE PROPOSED 4 STORY BUILDING IS:

4.5 TIMES LONGER - 234/52
1.9 TIMES WIDER - 80/43
3 TIMES TALLER - 51/17
21.6 TIMES BIGGER - 763,241 CF/ 35,400 CF
1.4 TIMES BLDG/LOT SIZE - 73%/53%
4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 19-21 E 15 IN ROOF TYPE,
MATERIALS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, CHARACTER,
NUMBER OF STORIES, SIZE, SCALE, HEIGHT, LENGTH, WIDTH, BLDG FORM, RHYTHM,
MASSING, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS

23-25 E 15TH ST. - ARMORY PARK

ONCE OWNED BY PERFECTO ELIAS. RATED CLASS A BLDG - "CONTEXTUALLY AND
ARCHITECTURALLY IRREPLACEABLE" BY ROBERT GIEBNER "ARMORY PARK 74 ff"

LOT SIZE 2970 SF
BLDG FOOT PRINT 1470 SF
BLDG LENGTH 42 F
BLDG WIDTH 35 SF
BLDG HEIGHT 17 F
BLDG VOLUME 21,388 CF
BLDG FOOT PRINT/LOT SIZE 50%
NUMBER OF STORIES 1
ROOF TYPES HIPPED GABLE
MATERIALS - ADOBE, SHINGLES, PLASTER, WOOD
SITE UTILIZATION - SONORAN TRANSITION FRONT PORCH, PARKING AT SIDE, REAR
YARD
WINDOWS - DOUBLE HUNG WOOD
DOORS - GLAZED WOOD
CLIMATE DESIGN - THERMAL MASS ADOBE, PORCH, VENTED ROOF
THE PROPOSED 4 STORY BLDG IS:

5.6 TIME LONGER - 234/42
2 TIMES WIDER - 80/35
3 TIMES TALLER 51/17
37 TIMES LARGER - 763,241 CF/ 21,388 CF
1.5 TIMES BLDG/LOT RATIOS 73/50

4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 23-25 E 15 IN MATERIALS, DOORS, WINDOWS, SITE UTILIZATION, SIZE, MASSING, LENGTH, WIDTH, NUMBER OF STORIES, PROPORTIONS, RHYTHM, HEIGHT, SCALE, IMPACT ON STREET-SCAPE, BLDG FORM, PROJECTIONS AND RECESIONS

24 E. 15 TH ST. - ARMORY PARK

ONCE OWNED BY ANTONIO AMADO. THE AMADO FAMILY IS DESCENDED FROM TUCSON'S MEXICAN PIONEER ELITE. THE TOWN OF AMADO IS NAMED FOR THE FAMILY AND RANCH. "LOS TUCSONENSES- THE MEXICAN COMMUNITY IN TUCSON 1854-1941", TOM SHERIDAN, U/A PRESS

LOT SIZE 4310 SF
BLDG FOOT PRINT 1600 SF
BLDG LENGTH 50 F
BLDG WIDTH 32 F
BLDG HEIGHT 34 F
BLDG VOLUME 46,400 CF
BLDG FOOT PRINT/ LOT SIZE - 37%
NUMBER OF STORIES 2
ROOF TYPE - GABLED HIP
MATERIALS - STONE, BRICK, SHINGLES, WOOD PORCH/WINDOWS/DOOR/TERRACE
SITE UTILIZATION- ANGLO, SMALL FRONT AND SIDE YARDS, LARGER REAR YARD, PARKING AT SIDE
WINDOWS - DOUBLE HUNG WOOD
DOORS - GLAZED WOOD
CLIMATE DESIGN - THERMAL MASS WALL, VENTED ROOF, PORCH, TERRACE
THE PROPOSED 4 STORY BLDG IS:
5 TIMES LONGER - 234/50
2.5 TIMES WIDER - 80/32
1.5 TIMES TALLER - 51/32
16.5 TIMES BIGGER - 763,241 CF/ 46,400 CF
TWICE THE NUMBER OF STORIES 4/2
TWICE THE RATION OF BLDG FOOT PRINT/LOT SIZE 73%/37%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 24 E 15 IN ROOF TYPE, MATERIALS, WINDOWS, DOORS, RHYTHM, PROPORTIONS, SITE UTILIZATION, DETAILS, PARKING, CHARACTER, BLDG FORM, NUMBER OF STORIES, SIZE, SCALE, MASSING, WIDTH, LENGTH, PROJECTIONS AND RECESIONS, IMPACT ON STREET-SCAPE, SURFACE TEXTURE

40 E. 14TH ST. - ARMORY PARK

BRADY COURT - RATED CLASS A BLDG "ARCHITECTURALLY AND CONTEXTUALLY IRREPLACEABLE" ROBERT GIEBNER, "ARMORY PARK 74 ft"

LOT SIZE 18,627 SF

BLDG FOOT PRINT 5642 SF

BLDG LENGTH 83 F

BLDG WIDTH 94 F

BLDG HEIGHT 14 F

BLDG VOLUME 67,704 CF

BLDG FOOT PRINT/LOT SIZE 30%

NUMBER OF STORIES 1

ROOF TYPE - GABLE

MATERIALS - PLASTER ON BRICK, SHINGLES, WOOD WINDOWS/DOORS/ROOF FRAMING

WINDOWS - DOUBLE HUNG WOOD

DOORS - GLAZED WOOD PANEL

SITE UTILIZATION - "U" SHAPED COURTYARD, SIDE AND REAR YARDS

CLIMATE DESIGN - VENTED ROOF, THERMAL MASS WALLS, PORCHES, OVERHANGS

THE PROPOSED 4 STORY BLDG IS:

3 TIMES LONGER - 234/83

3.6 TIMES TALLER - 51/14

11 TIMES BIGGER - 763,241 CF/ 67,704 CF

4 TIMES AS MANY STORIES

2.4 TIMES RATIO OF BLDG FOOT PRINT/ LOT SIZE - 73%/30%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 40 E 14 IN ROOF TYPE, MATERIAL, WINDOWS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, CHARACTER, NUMBER OF STORIES, SIZE, HEIGHT, SCALE, PROJECTIONS AND RECESSIONS, BLDG FORM, IMPACT ON STREET-SCAPE, RHYTHM

375 S. STONE AVE. (REAR) - ARMORY PARK

LOT SIZE 8900 SF

BLDG FOOT PRINT 900 SF

BLDG HEIGHT 14 F

BLDG VOLUME 10,872 CF

BLDG FOOT PRINT/ LOT SIZE - 10%

NUMBER OF STORIES 1

ROOF TYPE - GABLE

MATERIALS - ADOBE, CORRUGATED METAL, PLASTER, STONE, WOOD FRAME ROOF

SITE UTILIZATION - "L" SHAPED BUILD ON PROPERTY LINE (RUSSELL AVE) WITH LARGE REAR COURTYARD

WINDOWS - GLAZED WOOD AND METAL

DOORS - WOOD PANEL

CLIMATE DESIGN - THERMAL MASS ADOBE, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER 234/48
2.5 TIMES WIDER 80/ 31
3.5 TIMES TALLER 51/14
70 TIMES BIGGER 763,241 CF/ 10,872 CF
7.3 TIMES BLDG FOOT PRINT/LOT SIZE RATIO - 73%/10%
4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 375 S. STONE (REAR) IN ROOF TYPE, MATERIALS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, PARKING, CHARACTER, NUMBER OF STORIES, SIZE, SCALE, HEIGHT, BLDG FORM, MASSING, RHYTHM, IMPACT ON STREET SCAPE

376 S. STONE AVE. - BARRIO LIBRE

LOT SIZE - 17,591 SF
BLDG FOOT PRINT - 5172 SF
BLDG LENGTH 132 F
BLDG WIDTH 60 F
BLDG HEIGHT 16 F
BLDG VOLUME 77,580 CF
RATIO BLDG FOOT PRINT/ LOT SIZE - 29%
NUMBER OF STORIES 1
ROOF TYPE- FLAT
MATERIALS - ADOBE, MASONRY, WOOD FRAME ROOF/WINDOWS/DOORS
WINDOWS - GLAZED WOOD
DOORS - GLAZED WOOD
SITE UTILIZATION - SONORAN, ON STREET PROPERTY LINE, WITH COURTYARD AND PARKING
AT REAR
CLIMATE DESIGN - THERMAL MASS WALLS, NARROW WINDOWS, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

1.8 TIMES LONGER 234/132
1.3 TIMES WIDER - 80/60
3 TIMES TALLER - 51/16
9 TIMES BIGGER - 763,241/77,580
4 TIMES AS MANY STORIES
2.5 RATIO OF BLDG FOOT PRINT/ LOT SIZE 73%/29%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 376 S. STONE IN HEIGHT, MATERIALS, WINDOWS, DOORS, SITE UTILIZATION, PARKING, CHARACTER, NUMBER OF STORIES, PROPORTIONS, SIZE, MASSING, SCALE, IMPACT OF STREET-SCAPE, RECESSIONS AND PROJECTIONS, BLDG FORM, DETAILS

383 S. STONE AVE. (EXISTING) DESIGNED BY JOSIAH JOESLER 1941 - ARMORY PARK

LOT SIZE - 22,023 SF
BLDG FOOT PRINT - 12,328 SF
BLDG LENGTH 234 F
BLDG WIDTH 90 F
BLDG HEIGHT 10 F AND 20 F
BLDG VOLUME 141,280 CF
BLDG FOOT PRINT/ LOT SIZE - 56 %
NUMBER OF STORIES 1 AND 2
ROOF TYPE FLAT
MATERIALS - BRICK, WOOD FRAME ROOF, FASCIA, STEEL CASEMENT WINDOWS, WOOD DOORS
WINDOWS - STEEL CASEMENT
DOORS - WOOD
SITE UTILIZATION - "U" SHAPED WITH LARGE CENTRAL AREA
CLIMATE DESIGN - THERMAL MASS WALLS

THE PROPOSED 4 STORY BLDG IS:

2.5 TIMES TALLER - 51/20
5 TIMES BIGGER 763,241 CF / 141,280 CF
TWICE AS MANY STORIES 4/2

THE PROPOSED 4 STORY BUILDING WOULD BE INCOMPATIBLE WITH THE EXISTING BLDG IN SIZE, HEIGHT, DETAILS, PROPORTIONS, DOORS, CHARACTER, IMPACT ON THE STREET-SCAPE, SCALE, BLDG FORM, MASSING, RHYTHM, MATERIALS.

383 S. STONE AVE (THE PROPOSED 4 STORY BLDG) - ARMORY PARK

LOT SIZE 22,023 SF
BLDG FOOT PRINT 16,080 SF
BLDG LENGTH 234 F
BLDG WIDTH 80 F
BLDG HEIGHT 54 F TO TOP OF ELEVATOR STAIR TOWER, 51 F TOP OF PARAPET
BLDG VOLUME 763,241 CF
BLDG FOOT PRINT/ LOT SIZE - 16080 SF/22023 SF - 73%
NUMBER OF STORIES 4
ROOF TYPE - FLAT
MATERIALS - PLASTER ON FRAME, METAL WINDOWS
SITE UTILIZATION - THREE STORIES ABOVE DRIVE THRU PARKING GARAGE
DRIVEWAY FROM STONE UNDER BUILDING EXITING ON RUSSELL AVENUE
WINDOWS - SQUARE OPENINGS ,ALUMINUM +/- 5 F X 5 F AND +/- 4 F X 4 F
DOORS - AT GRADE ON EAST AND WEST 8 F X 16 F AUTOMATIC GARAGE DOORS

385 S. STONE AVE. - ARMORY PARK

LOT SIZE 15,551 SF
BLDG LENGTH 55 F
BLDG WIDTH 48 F
BLDG HEIGHT 36 F
BLDG VOLUME 82,944 CF
BLDG FOOT PRINT/ LOT SIZE 17 %
NUMBER OF STORIES 2
ROOF TYPE - GABLED HIP WITH DORMER
MATERIALS - STONE, BRICK, WOOD PORCH/BALUSTRADE/WINDOWS/DOORS/ROOF
FRAMING/COLUMNS, SHINGLE ROOF
WINDOWS - WOOD DOUBLE HUNG
DOORS - GLAZED WOOD PANEL
SITE UTILIZATION - SQUARE BLDG, FRONT YARD, SIDE YARDS, LARGE REAR YARD
WITH PARKING
CLIMATE DESIGN - PORCHES, TERRACE, OVERHANGS, VENTED ROOF, MASONRY
WALLS

THE PROPOSED 4 STORY BLDG IS:

4 TIMES LONGER 234/55
1.7 TIMES WIDER 80/48
1.4 TIMES TALLER 51/36
9 TIMES BIGGER 763,241 CF / 82,944 CF
TWICE AS MANY STORIES 4/2
4 TIMES THE BLDG FOOT PRINT/LOT SIZE RATIO 73%/ 17%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 385 S.STONE IN TERMS OF
ROOF TYPE, WINDOWS, DOORS, MATERIALS, SITE UTILIZATION, DETAILS, PROJECTIONS
AND RECESSIONS, PARKING, SCALE, CHARACTER, HEIGHT, IMPACT ON STREET-SCAPE,
BUILDING FORM, NUMBER OF STORIES, SIZE, RHYTHM, SURFACE TEXTURE

388 S. STONE AVE. WOMAN KRAFT BLDG - BARRIO LIBRE -

LOT SIZE 7840 SF
BLDG FOOT PRINT 2360 SF
BLDG LENGTH 59 F
BLDG WIDTH 40 F
BLDG HEIGHT 32 F
BLDG VOLUME 75,520 CF

BLDG FOOT PRINT/LOT SIZE - 30%
NUMBER OF STORIES 2
ROOF TYPE GABLED HIP WITH DORMER AND TURRET
MATERIALS - BRICK, SHINGLES, STONE, WOOD WINDOWS/DOORS/ROOF FRAMING
WINDOWS - WOOD DOUBLE HUNG
DOORS- GLAZED WOOD
CLIMATE DESIGN - PORCHES OVERHANGS, VENTED ROOF, MASONRY WALLS
SITE UTILIZATION - FREE STANDING BLDG WITH FRONT YARD, SIDE YARDS, LARGE
REAR YARD WITH PARKING.

THE PROPOSED 4 STORY BLDG IS :

4 TIMES LONGER 234/59
2 TIMES WIDER 80/40
1.5 TIMES TALLER 51/32
10 TIMES BIGGER 763,241 CF/75,520 CF
2.4 TIMES BLDG FOOT PRINT/LOT SIZE 73%/30%
TWICE AS MANY STORIES 4/2

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 388 S. STONE IN TERMS OF ROOF
TYPE, MATERIALS, WINDOWS, DOORS, DETAILS, SITE UTILIZATION, PROPORTIONS,
PROJECTIONS AND RECESSIONS, PARKING, CHARACTER, NUMBER OF STORIES, SIZE,
HEIGHT, IMPACT ON STREET-SCAPE, MASSING, SCALE, BLDG FORM, RHYTHM, SURFACE
TEXTURE

396 S. STONE AVE. - BARRIO LIBRE

LOT SIZE 9400 SF
BLDG FOOT PRINT 3036 SF
BLDG HEIGHT 26 F
BLDG LENGTH 66 F
BLDG WIDTH 46 F
BLDG FOOT PRINT/LOT SIZE 32%
NUMBER OF STORIES 1
ROOF TYPE GABLED HIP
MATERIALS - BRICK, SHINGLES, WOOD PORCH/BALUSTRADE/WINDOWS,
DOOR/COLUMNS
WINDOWS - WOOD DOUBLE HUNG
DOOR - GLAZED WOOD PANEL
CLIMATE DESIGN - PORCH, OVERHANGS, VENTED ROOF
SITE UTILIZATION - FREE STANDING CORNER BLDG, FRONT YARD, SIDE YARD, AND
REAR YARD WITH PARKING

THE PROPOSED BLDG IS:

3.5 TIMES LONGER 234/66
1.7 TIMES WIDER 80/46
2 TIMES TALLER 51/26
14 TIMES BIGGER 763,241 CF/ 54,648 CF

4 TIMES AS MANY STORIES
2 TIMES BLDG FOOT PRINT/ LOT SIZE 73%/ 32%

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 396 S. STONE IN ROOF TYPE, MATERIALS, DETAILS, WINDOWS, DOORS, SITE UTILIZATION, PROPORTIONS, PARKING, CHARACTER, NUMBER OF STORIES, HEIGHT, WIDTH, LENGTH, SIZE, MASSING, SCALE, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS, BLDG FORM, RHYTHM

417 S. STONE AVE. - ARMORY PARK

PROPERTY ONCE OWNED BY PERFECTO ELIAS.

LOT SIZE 2940 SF
BLDG FOOT PRINT 720 SF
BLDG LENGTH 48 F
BLDG WIDTH 15 F
BLDG HEIGHT 15 F
BLDG VOLUME 9720 CF
BLDG FOOT PRINT/LOT SIZE 25%
NUMBER OF STORIES 1
ROOF TYPE - HIPPED
MATERIALS - STONE FOUNDATION, ADOBE WALLS, PLASTER, METAL ROOF, WOOD
DOORS/WINDOWS/ ROOF FRAMING
WINDOWS - GLAZED WOOD
DOORS - WOOD
CLIMATE DESIGN - THERMAL MASS ADOBE WALLS
SITE UTILIZATION - SONORAN, ZERO STREET LINE, LARGE REAR YARD WITH PARKING

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER 234/48
5 TIMES WIDER 80/15
3.4 TIMES TALLER 51/15
79 TIMES BIGGER 764,241 CF/9720 CF
3 TIMES BLDG FOOT PRINT/LOT SIZE 73%/25%
4 TIMES THE NUMBER OF STORIES 4/1

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 417 S.STONE IN TERMS OF ROOF TYPE, MATERIALS, WINDOWS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, CHARACTER, PARKING, NUMBER OF STORIES, HEIGHT, SIZE, MASSING, BLDG FORM, IMPACT ON STREET-SCAPE, RHYTHM

419 S. STONE AVE. - BARRIO LIBRE

ORIGINALLY THE OFFICE AND HOME OF PERFECTO ELIAS

LOT SIZE 4000 SF
BLDG FOOT PRINT 1575 SF
BLDG LENGTH 45 F
BLDG WIDTH 35 F
BLDG HEIGHT 19 F
BLDG VOLUME 24,806 CF
BLDG FOOT PRINT/LOT SIZE 39%
NUMBER OF STORIES 1
ROOF TYPE - GABLE
MATERIALS- STONE FOUNDATION, BRICK EXTERIOR OVER ADOBE INTERIOR, WOOD
POSTS/ROOF FRAMING/DOORS/WINDOWS/PORCH FLOOR
SITE UTILIZATION - FRONT ,SIDE AND REAR YARDS, PARKING IN REAR
WINDOWS - WOOD DOUBLE HUNG
DOORS - GLAZED WOOD PANEL
CLIMATE DESIGN - THERMAL MASS WALLS, VENTED ROOF, PORCH, LANDSCAPE

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER - 234/45
2 TIMES WIDER - 80/40
3 TIMES TALLER 51/19
31 TIMES BIGGER - 763,241 CF/ 24,806 CF
4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 419 S.STONE IN TERMS OF
HEIGHT, SIZE, SCALE, MASSING, ROOF TYPE, MATERIALS, SITE UTILIZATION,DETAILS,
PROPORTIONS, CHARACTER, LENGTH, WIDTH, RHYTHM, PROJECTIONS AND
RECESSIONS, IMPACT ON STREET-SCAPE,

420 S. 6TH - ARMORY PARK

ORIGINALLY A REAR OT BUILDING BEHIND THE IMMACULATE HEART ACADEMY.
BUILT IN 1956, SEVEN YEARS OUTSIDE OF THE PERIOD OF SIGNIFICANCE OF ARMORY
ARMORY PARK 1883-1945.

LOT SIZE 14,870 SF
BLDG FOOT PRINT 3710 SF
BLDG LENGTH 80 F
BLDG WIDTH 70 F
BLDG HEIGHT 38 F
BLDG VOLUME 120,400 CF]
BLDG FOOT PRINT/LOT SIZE 25%
NUMBER OF STORIES 3 AND 2
ROOF TYPE FLAT AND HIPPED
MATERIALS - YELLOW BRICK, MASONRY, STEEL CASEMENT WINDOWS
SITE UTILIZATION - "L" SHAPED LARGE FRONT AND SIDE YARDS, PARKING IN FRONT

WINDOWS - STEEL CASEMENT
DOORS - WOOD
CLIMATE RESPONSE- MASONRY WALLS

THE PROPOSED BLDG IS:

3 TIMES LONGER - 234/80
1.3 TIMES TALLER 51/38
6 TIMES LARGER 763,241 CF/120400 CF
1 STORY TALLER

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 420 S. 6TH IN TERMS OF HEIGHT, SIZE, SCALE, MATERIALS, DETAILS, PROPORTIONS, NUMBER OF STORIES, PARKING, SITE UTILIZATION, SCALE, LENGTH, WIDTH, MASSING, BLDG FORM, RHYTHM, IMPACT ON STREET SCAPE

428 S. STONE AVE. - BARRIO LIBRE

LOT SIZE 5357 SF
BLDG FOOT PRINT 1750 SF
BLDG LENGTH 50 F
BLDG WIDTH 35 F
BLDG HEIGHT 19 F
BLDG VOLUME 28,000 CF
BLDG FOOT PRINT/ LOT SIZE 33%
NUMBER OF STORIES 1
ROOF TYPE GABLE
MATERIALS - BRICK, SHINGLES, WOOD ROOF FRAMING/DOORS/WINDOWS/PORCH
SITE UTILIZATION - ANGLO, FREE STANDING,FRONT YARD, SIDE YARDS, REAR YARD,
PARKING AT REAR
WINDOWS- WOOD DOUBLE HUNG
DOORS - GLAZED WOOD PANEL
CLIMATE DESIGN - PORCH, OVERHANGS, VENTED ROOF, MASONRY WALLS

THE PROPOSED 4 STORY BLDG IS :

5 TIMES LONGER 234/50
2 TIMES WIDER 80/35
2.7 TIMES TALLER 51/19
27 TIMES BIGGER 763,241 CF / 28,000 CF
4 TIMES THE NUMBER OF STORIES 4/1
2 TIMES THE BLDG FOOT PRINT/LOT SIZE 73%/33%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 428 S.STONE IN TERMS OF HEIGHT, SIZE, MASSING, BLDG FORM, ROOF TYPE, PROPORTIONS, SITE UTILIZATION, DETAILS, WORKMANSHIP, PROJECTIONS AND RECESSIONS, MATERIALS, CHARACTER, IMPACT ON STREET-SCAPE, NUMBER OF STORIES, PARKING, RHYTHM, SURFACE

TEXTURE.

443/445 S.STONE AVE. (ONE BUILDING) - ARMORY PARK

LOT SIZE 6765 SF
BLDG FOOT PRINT 5039 SF
BLDG LENGTH 94 F
BLDG WIDTH 70 F
BLDG HEIGHT 17 F
BLDG VOLUME 85,663 CF
BLDG FOOT PRINT /LOT SIZE 75%
NUMBER OF STORIES 1
ROOF - FLAT
MATERIALS - PLASTER , ADOBE, MASONRY, WOOD ROOF,FRAMING/DOORS, STEEL
CASEMENT WINDOWS(NOT ORIGINAL)
SITE UTILIZATION - SONORAN, ZERO LOT LINES, COURTYARD (FIVE OR SIX ADDITIONS)
WINDOWS -STEEL CASEMENT (NOT ORIGINAL)
DOORS - WOOD
CLIMATE DESIGN - THERMAL MASS WALLS, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

2.5 TIMES LONGER 234/95
1.1 TIMES WIDER 80/70
3 TIMES TALLER 51/17
9 TIMES BIGGER 763,241 CF/ 85663 CF
4 TIMES AS MANY STORIES 4/1

THE PROPOSED 4 STORY BUILDING IS INCOMPATIBLE WITH 443/445 S.STONE IN TERMS OF BLDG FORM, SCALE, MASSING, DETAILS, PROPORTIONS, MATERIALS, NUMBER OF STORIES, CHARACTER, IMPACT ON STREET-SCAPE, RHYTHM

447 S. STONE AVE. - ARMORY PARK

LOT SIZE 11,995 SF
BLDG FOOT PRINT 2779 SF
BLDG LENGTH 70 F
BLDG WIDTH 40 F
BLDG HEIGHT 17 F
BLDG VOLUME 47,243 CF
BLDG FOOT PRINT / LOT SIZE 23%
NUMBER OF STORIES 1
ROOF TYPE - HIPPED GABLE
MATERIALS - BRICK, WOOD ROOF FRAMING/WINDOWS/DOORS

SITE UTILIZATION - ANGLO, FREE STANDING FRONT,D=SIDE, REAR YARDS,
THE WALL IS NEW, PARKING AT SIDE
WINDOWS - WOOD DOUBLE HUNG
DOORS- WOOD
CLIMATE DESIGN - THERMAL MASS WALLS, OVERHANGS, PORCH, VENTED ROOF,
LANDSCAPE, COURTYARD ON SOUTH

THE PROPOSED 4 STORY BLDG IS :
3.3 TIMES LONGER 234/70
2 TIMES WIDER 80/40
3 TIMES TALLER 51/17
16 TIMES BIGGER 763,241 CF/ 47,243 CF
4 TIMES AS MANY STORIES
3 TIMES BLDG FOOT PRINT/LOT SIZE 73%/23%

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 447 S.STONE IN TERMS OF
ROOF TYPE, MATERIALS, BLDG FORM, DOOR, WINDOWS, SITE UTILIZATION, HEIGHT,
SIZE, SCALE, MASSING,WIDTH, LENGTH, PROPORTIONS, IMPACT ON STREET-SCAPE,
PROJECTIONS AND RECESSIONS, DETAILS

460 S. 6TH AVE. IMMACULATE HEART ACADEMY - ARMORY PARK

THE ORIGINAL ENTRANCE WAS ON 15TH STREET. RATED CLASS A " ARCHITECTURALLY
AND CONTEXTUALLY IRREPLACEABLE" BY ROBERT GIEBNER IN "ARMORY PARK 74 ff"
BUILT IN 1886 OF HAND QUARRIED STONE FROM "A" MOUNTAIN BY FRENCH ROCK
CARVER MR. FLIN.

LOT SIZE 34,133 SF
BLDG FOOT PRINT 11,250 SF
BLDG LENGTH 146 F
BLDG WIDTH 117 F
HEIGHT 50 F
BLDG VOLUME 489,375 CF
BLDG FOOT PRINT/LOT SIZE 33%
NUMBER OF STORIES 2
ROOF TYPE GABLED HIP WITH DORMER
MATERIALS - STONE GROUND FLOOR, BRICK SECOND FLOOR, SHINGLE ROOF, TALL
WOOD DOUBLE HUNG WINDOWS, TALL ENTRY DOOR WITH SEMI CIRCULAR
TRANSOM, MASONRY COLUMNS
SITE UTILIZATION - FORMAL "T" PLAN WITH LARGE FRONT YARD, SMALL SIDE YARDS,
AND LARGE REAR YARD.
WINDOWS - TALL +/- 3 F X 8 F
DOORS - TALL GLAZED ENTRY DOORS +/- PAIR 3 F X 8 F WITH SEMICIRCULAR GLASS
TRANSOM
CLIMATE DESIGN - MASONRY WALL, VENTED ROOF, OVERHANG

THE PROPOSED BUILDING IS :

- 1.6 TIMES LONGER 234/ 146
- 4 FEET TALLER (54 F)
- 1. 6 TIMES BIGGER - 763,241 CF/489,375 CF
- 2.2 TIMES BLDG FOOT PRINT/LOT SIZE 73%/33%
- 2 TIMES AS MANY STORIES 4/2

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 460 S. STONE IN TERMS OF ROOF TYPE, MATERIALS, WINDOWS, DOORS, RHYTHM. DETAILS, BLDG FORM, NUMBER OF STORIES, PROPORTIONS, PARKING, CHARACTER, WORKMANSHIP, IMPACT ON STREET-SCAPE, RECESSIONS AND PROJECTIONS, SURFACE TEXTURE.

475 S. STONE AVE. VELASCO OFFICE BLDG - ARMORY PARK

RATED CLASS A "ARCHITECTURALLY AND CONTEXTUALLY IRREPLACEABLE" BY ROBERT GIEBNER IN "ARMORY PARK 74 ff". LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. CONSTRUCTED IN THE 1850'S. DON CARLOS IGNAZIO VELASCO PURCHASED THE BLDG IN 1878 TO PUBLISH "EL FRONTERIZO" NESPAPER UNTIL 1914. VELASCO LIVED IN THE HOUSE BEHIND THIS PROPERTY AT 522 S. RUSSELL AVENUE.

LOT SIZE 8793

BLDG FOOT PRINT 1619 SF

BLDG LENGTH 69 F

BLDG WIDTH 44 F

BLDG HEIGHT 20 F

BLDG VOLUME 40,851 CF

BLDG FOOT PRINT/ LOT SIZE 27%

NUMBER OF STORIES 1

MATERIALS - STONE FOUNDATION, PLASTER ON ADOBE WALLS, WOOD ROOF FRAMING/DOORS /WINDOWS/ SHINGLES

SITE UTILIZATION - SONORAN ON THE STREET PROPERTY LINE WITH A SMALL PATIO OPENING ONTO A VERY LARGE COURTYARD

WINDOWS WOOD DOUBLE HUNG

DOORS - GLAZED WOOD PANEL DOORS WITH TRANSOMS

CLIMATE DESIGN - THERMAL MASS ADOBE WALLS, VENTED ROOF, PATIO, COURTYARD

THE PROPOSED 4 STORY BUILDING IS :

- 3.4 TIMES LONGER 234/69
- 2 TIMES WIDER 80/44
- 2.5 TIMES TALLER 51/20
- 18 TIMES BIGGER 763,241 CF/ 40,851 CF
- 4 TIMES AS MANY STORIES
- 2.7 TIMES THE BLDG FOOT PRINT/ LOT SIZE 73%/27%

THE PROPOSED 4 STORY BUILDING IS INCOMPATIBLE WITH 375 S. STONE IN SIZE, SCALE, MATERIALS, HEIGHT, ROOF TYPE, WINDOWS, DOORS, SITE UTILIZATION,

DETAILS, PROPORTIONS, NUMBER OF STORIES, IMPACT ON STREET-SCAPE,
PROJECTIONS AND RECESSIONS, BLDG FORM, AND RHYTHM

485 S. STONE AVE. - ARMORY PARK

THE CLIFTON MOTOR HOTEL

LOT SIZE 9300 SF

BLDG FOOT PRINT 4520 SF

BLDG WIDTH 28 F

BLDG LENGTH 160 F

BLDG HEIGHT 10 F

BLDG VOLUME 45,200 CF

BLDG FOOT PRINT/LOT SIZE 49%

NUMBER OF STORIES 1

ROOF TYPE - FLAT

MATERIALS- BRICK, WOOD ROOF FRAMING/DOORS, STEEL CASEMENT WINDOWS,

SITE UTILIZATION - ROUGHLY "L" SHAPED PLAN WITH SIDE AND CENTER PEN SPACE
FOR PARKING, AND RELAXING

WINDOWS - STEEL CASEMENT

DOORS - WOOD

THE PROPOSED 4 STORY BLDG IS;

1.5 TIMES LONGER 234/160

3.5 TIMES WIDER 80/28

5 TIMES TALLER 51/10

17 TIMES BIGGER 763,241 CF/45,200 CF

4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 485 S.STONE IN HEIGHT,
MATERIALS, SCALE, IMPACT ON STREET-SCAPE, PARKING, NUMBER OF STORIES, SIZE,
MASSING, PROPORTIONS, CHARACTER.

512 S. RUSSELL AVE. - ARMORY PARK

LOT SIZE 4080 SF

BLDG FOOT PRINT 1632 SF

BLDG LENGTH 85 F

BLDG WIDTH 48 F

BLDG HEIGHT 12 F

BLDG VOLUME 19,584 CF

BLDG FOOT PRINT/LOT SIZE 40%

NUMBER OF STORIES 1

ROOF TYPE - FLAT

MATERIALS - PLASTER, ADOBE, WOOD ROOF FRAMING/DOORS/WINDOWS

SITE UTILIZATION - SONORAN, ZERO STREET LINE WITH COURTYARD
WINDOW - DOUBLE HUNG WOOD
DOORS - WOOD
CLIMATE DESIGN - ADOBE THERMAL MASS WALLS, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

3 TIMES LONGER 234/85
1.7 TIMES WIDER 80/48
4 TIMES TALLER 51/12
39 TIMES BIGGER 763,241 CF/ 19,584 CF
1.8 TIMES BLDG FOOT PRINT/LOT SIZE

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 512 S. RUSSELL IN SIZE, MATERIALS, CHARACTER, HEIGHT, PROPORTIONS, NUMBER OF STORIES, WINDOWS, DOORS, SITE UTILIZATION, SCALE, MASSING, BLDG FORM, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS, RHYTHM

522 S. RUSSELL AVE. - ARMORY PARK

FORMER HOME OF DON CARLOS IGNAZIO VELASCO, ACROSS THE COURTYARD FROM 375 S.STONE.

LOT SIZE 4316 SF
BLDG FOOT PRINT 480 SF
BLDG LENGTH 24 F
BLDG WIDTH 20 F
BLDG HEIGHT 19 F
BLDG VOLUME 7200 CF
BLDG FOOT PRINT/LOT SIZE 11%
NUMBER OF STORIES 1
ROOF TYPE - HIPPED GABLE
MATERIALS - ADOBE, PLASTER, SHINGLES, WOOD ROOF FRAMING/DOORS/WINDOWS
SITE UTILIZATION - SONORAN, ZERO STREET LOT LINE, COURTYARD AT REAR
WINDOWS DOUBLE HUNG WOOD
DOORS - WOOD
CLIMATE DESIGN - ADOBE THERMAL MASS WALLS, COURTYARD

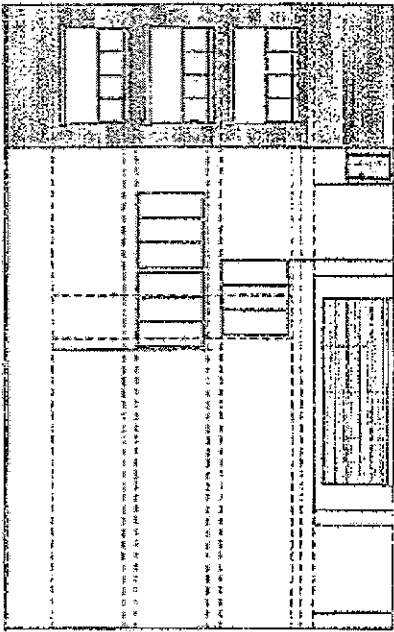
THE PROPOSED 4 STORY BLDG IS

10 TIMES LONGER 234/24
4 TIMES WIDER 80/20
2,7 TIMES TALLER 51/19
106 TIMES BIGGER 763241 CF / 7200 CF

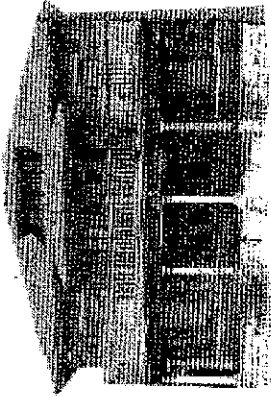
THE PROPOSED 4 STORY BUILDING IS NOT COMPATIBLE WITH 522 S. RUSSELL IN HEIGHT, SIZE, MATERIALS, PROPORTIONS, BLDG FORM, DETAILS, CHARACTER, IMPACT

ON STREET-SCAPE, NUMBER OF STORIES, SITE UTILIZATION, RHYTHM.

SAME SCALE ELEVATIONS



WEST ELEVATION
Proposed 383 South Stone Avenue



385 South Stone Avenue
Armory Park

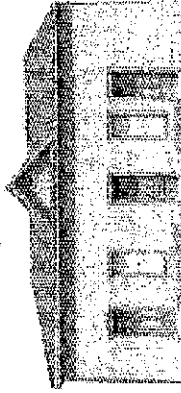


40 East 14th Street (west side)
Armory Park

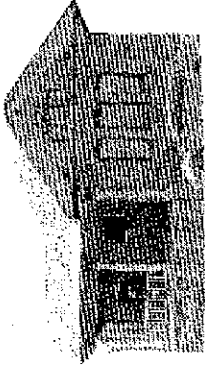
The proposed four story building is incompatible with the historic buildings in both Armory Park and Barrio Historico in all criteria including: height, length, size, scale, mass, setbacks, roof type, proportions, site utilization, projections and recessions, details, building form, rhythm, windows, doors, materials, surface texture, street-scape, and character.



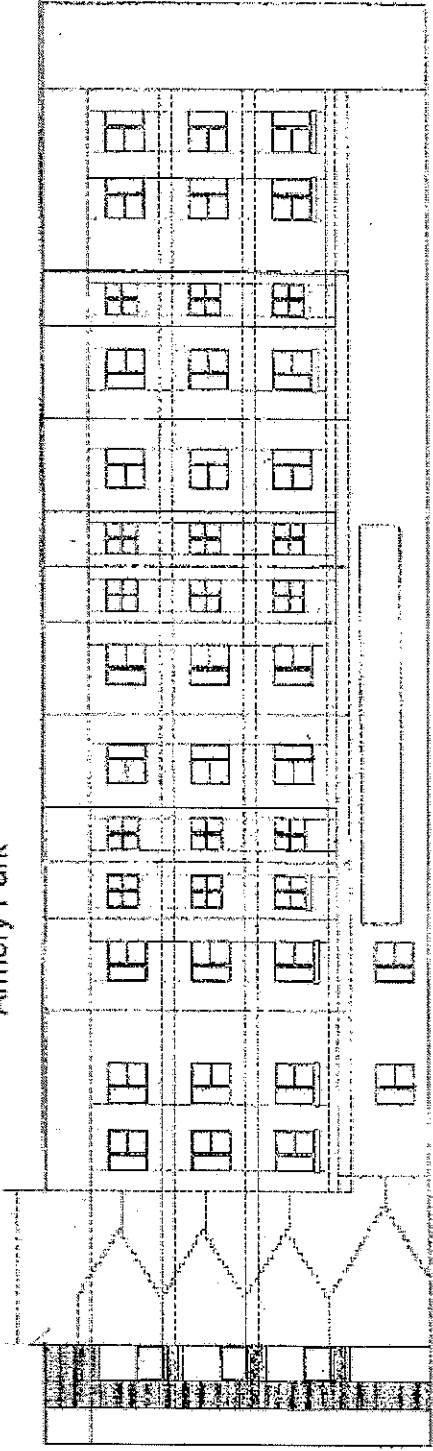
428 South Stone Avenue
Barrio Historico



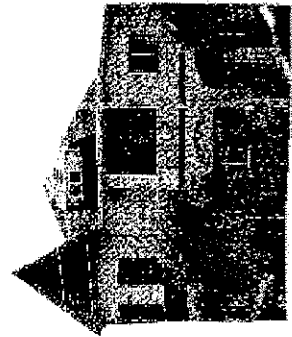
475 South Stone Avenue
Armory Park



396 South Stone Avenue
Barrio Historico

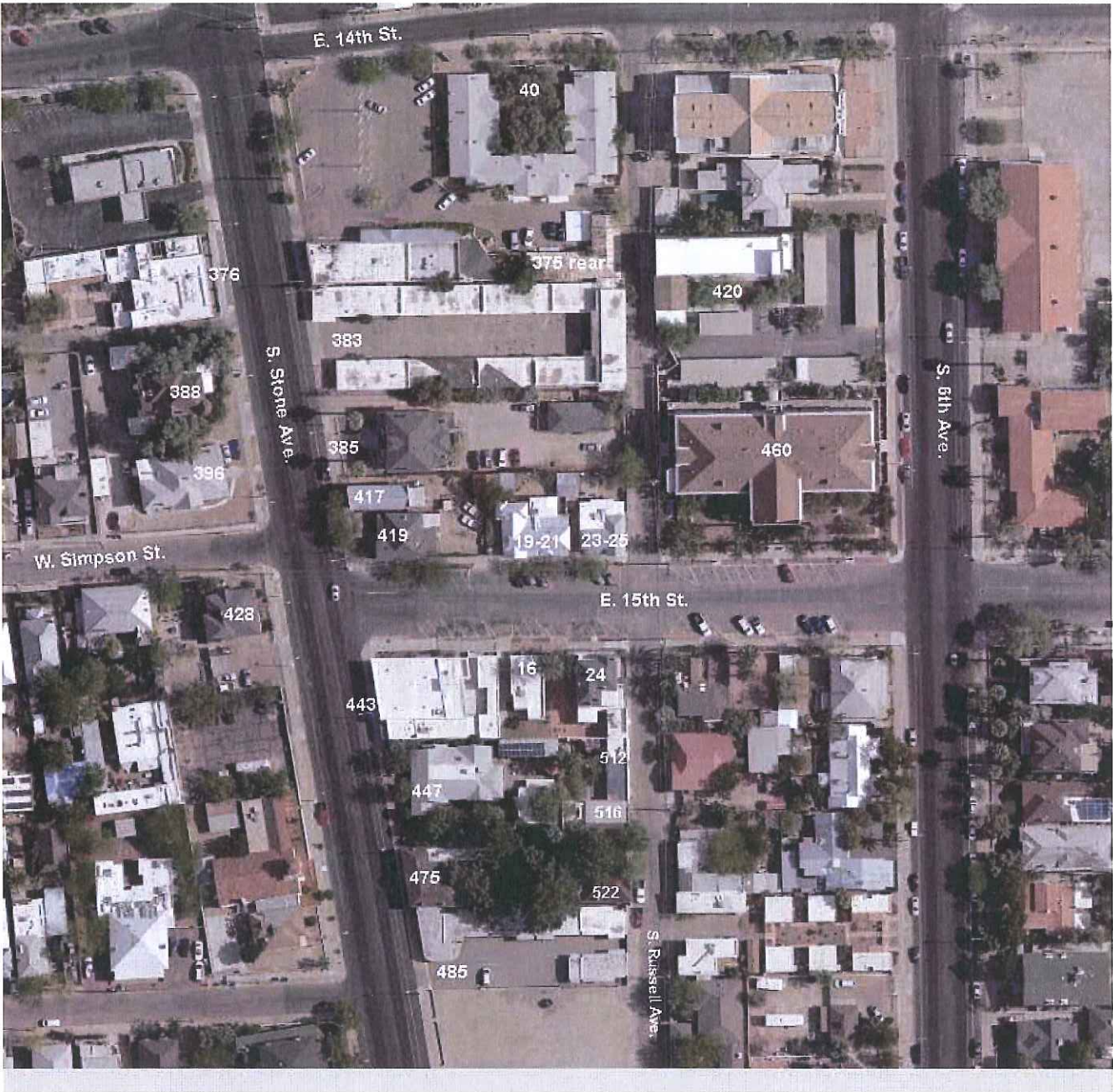


SOUTH ELEVATION
Proposed 383 South Stone Avenue



388 South Stone Avenue
Barrio Historico

COMPARISON OF 24 EXISTING PROPERTIES WITH PHOTOS TO THE PROPOSED DEVELOPMENT AT 383 NORTH STONE AVENUE



Aerial with Street Addresses



16 E. 15TH ST. ST. - ARMORY PARK

SONORAN TRANSITION WITH PORCH

LOT SIZE 3195 SF

BLDG FOOT PRINT 1204 SF

BLDG LENGTH 48 F

BLDG WIDTH 27F

BLDG HEIGHT 14 F

BLDG VOLUME 19,264 CF

BLDG FOOT PRINT/ LOT SIZE 32%

NUMBER OF STORIES 1

ROOF TYPE - FLAT

MATERIALS - MASONRY, PLASTER, WOOD DOOR/WINDOWS/ ROOF FRAMING

WINDOWS -

DOUBLE HUNG WOOD +/- 3 X 6

DOOR - WOOD

SITE UTILIZATION - SONORAN TRANSITION, PORCH IN FRONT, PARKING BESIDE, REAR PATIO/YARD

CLIMATE DESIGN - PORCH, THERMAL MASS WALL, NARROW WINDOWS, PATIO

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER 234/48

3 TIMES WIDER 80/28

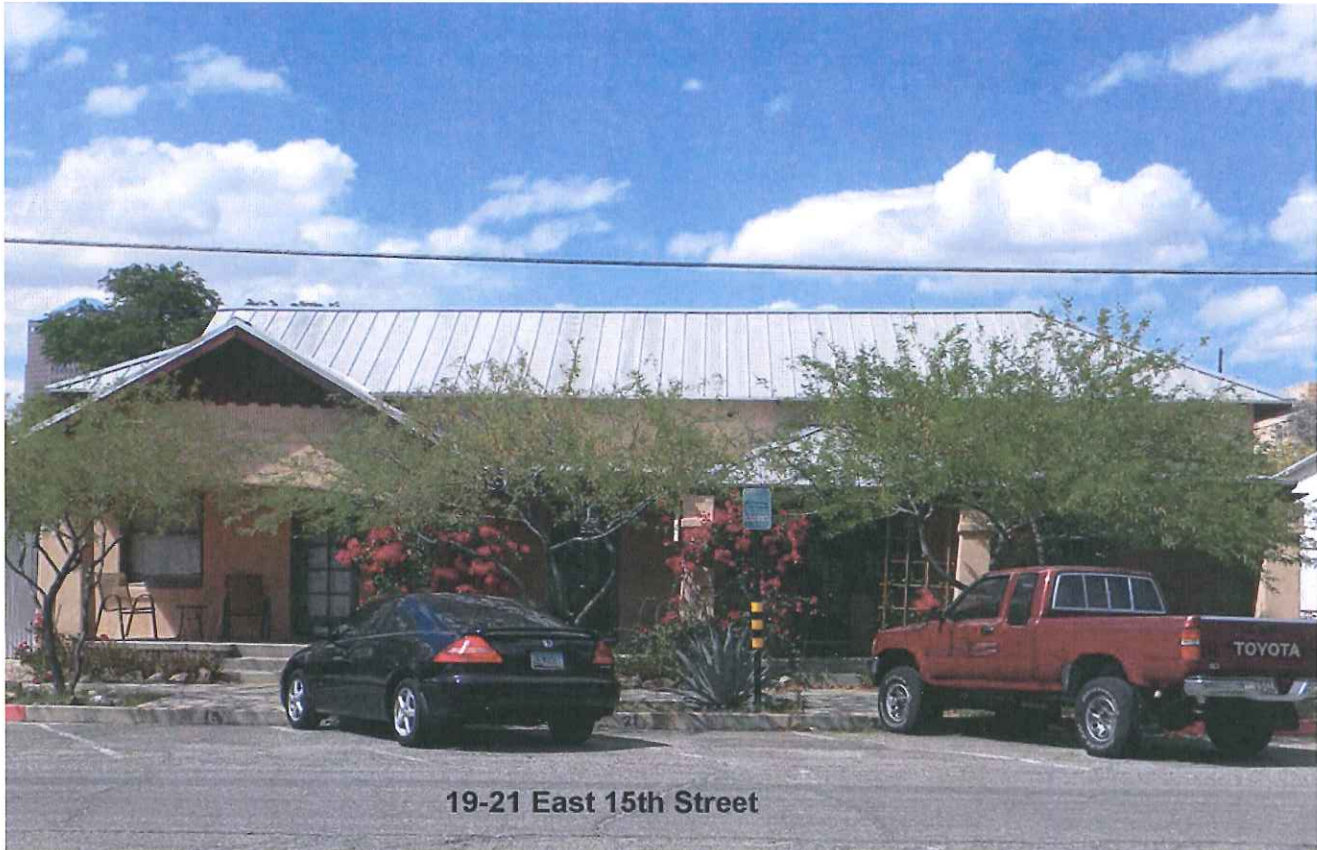
3.6 TIMES TALLER 51/14

40 TIMES LARGER 763,241 CF/ 19,264 CF

4 TIMES AS MANY STORIES

TWICE THE BLDG FOOT PRINT/ LOT SIZE 73%/32%

THE PROPOSED 4 STORY BUILDING IS INCOMPATIBLE IN MATERIALS, DETAILS, PROPORTIONS, WINDOWS, DOORS, SITE UTILIZATION, PARKING, CHARACTER, NUMBER OF STORIES, SIZE, MASSING, SCALE, HEIGHT, WIDTH, LENGTH, IMPACT ON STREET-SCAPE, RHYTHM, RECESSIONS AND PROJECTIONS



19-21 East 15th Street

19-21 E. 15TH ST. - ARMORY PARK

ONCE OWNED BY PERFECTO ELIAS. THE ELIAS FAMILY HAS RESIDED IN S. ARIZONA SINCE SPANISH COLONIAL TIMES AND HAS BEEN PROMINENT IN BUSINESS, GOVERNMENT, AND POLITICS. SOURCE "LOS TUCSONESES THE MEXICAN COMMUNITY IN TUCSON 1854-1941" BY TOM SHERIDAN

LOT SIZE 4421 SF

BLDG FOOT PRINT 2360 SF

BLDG LENGTH 52 F

BLDG WIDTH 43 F

BLDG HEIGHT 17 F

BLDG VOLUME 35,400 CF

BLDG FOOT PRINT/ LOT SIZE 53%

NUMBER OF STORIES 1

ROOF TYPE HIPPED GABLE

MATERIALS - PLASTER ON ADOBE, METAL ROOF, WOOD WINDOWS/DOOR/ROOF FRAMING

SITE UTILIZATION - SONORAN ROW HOUSE WITH PORCH IN FRONT AND REAR YARD

WINDOWS WOOD DOUBLE HUNG

DOOR - GLAZED WOOD

CLIMATE DESIGN - PORCH, THERMAL MASS WALLS, VENTED ROOF

THE PROPOSED 4 STORY BUILDING IS:

4.5 TIMES LONGER - 234/52

1.9 TIMES WIDER - 80/43

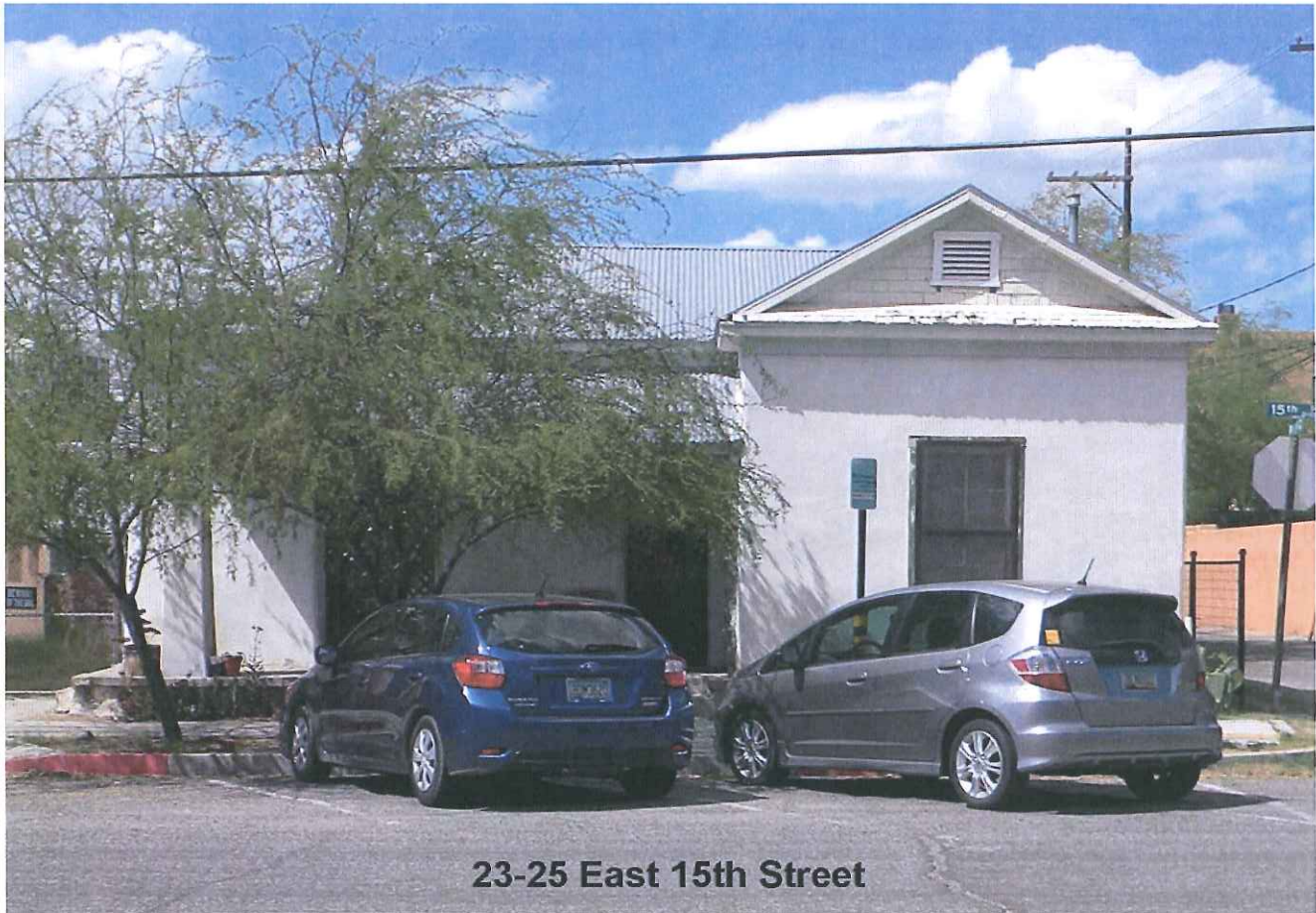
3 TIMES TALLER - 51/17

21.6 TIMES BIGGER - 763,241 CF/ 35,400 CF

1.4 TIMES BLDG/LOT SIZE - 73%/53%

4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 19-21 E 15 IN ROOF TYPE, MATERIALS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, CHARACTER, NUMBER OF STORIES, SIZE, SCALE, HEIGHT, LENGTH, WIDTH, BLDG FORM, RHYTHM, MASSING, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS



23-25 East 15th Street

23-25 E 15TH ST. - ARMORY PARK

ONCE OWNED BY PERFECTO ELIAS. RATED CLASS A BLDG - "CONTEXTUALLY AND ARCHITECTURALLY IRREPLACEABLE" BY ROBERT GIEBNER "ARMORY PARK 74 ft"

LOT SIZE 2970 SF
BLDG FOOT PRINT 1470 SF
BLDG LENGTH 42 F
BLDG WIDTH 35 SF
BLDG HEIGHT 17 F
BLDG VOLUME 21,388 CF
BLDG FOOT PRINT/LOT SIZE 50%
NUMBER OF STORIES 1
ROOF TYPES HIPPED GABLE
MATERIALS - ADOBE, SHINGLES, PLASTER, WOOD
SITE UTILIZATION - SONORAN TRANSITION FRONT PORCH, PARKING AT SIDE, REAR YARD
WINDOWS - DOUBLE HUNG WOOD
DOORS - GLAZED WOOD
CLIMATE DESIGN - THERMAL MASS ADOBE, PORCH, VENTED ROOF
THE PROPOSED 4 STORY BLDG IS:
5.6 TIME LONGER - 234/42
2 TIMES WIDER - 80/35
3 TIMES TALLER 51/17
37 TIMES LARGER - 763,241 CF/ 21,388 CF
1.5 TIMES BLDG/LOT RATIOS 73/50
4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 23-25 E 15 IN MATERIALS, DOORS, WINDOWS, SITE UTILIZATION, SIZE, MASSING, LENGTH, WIDTH, NUMBER OF STORIES, PROPORTIONS, RHYTHM, HEIGHT, SCALE, IMPACT ON STREET-SCAPE, BLDG FORM, PROJECTIONS AND RECESSIONS



24 E. 15 TH ST. - ARMORY PARK

ONCE OWNED BY ANTONIO AMADO. THE AMADO FAMILY IS DESCENDED FROM TUCSON'S MEXICAN PIONEER ELITE. THE TOWN OF AMADO IS NAMED FOR THE FAMILY AND RANCH. "LOS TUCSONENSES- THE MEXICAN COMMUNITY IN TUCSON 1854-1941", TOM SHERIDAN, U/A PRESS

LOT SIZE 4310 SF
BLDG FOOT PRINT 1600 SF
BLDG LENGTH 50 F
BLDG WIDTH 32 F
BLDG HEIGHT 34 F
BLDG VOLUME 46,400 CF
BLDG FOOT PRINT/ LOT SIZE - 37%
NUMBER OF STORIES 2
ROOF TYPE - GABLED HIP
MATERIALS - STONE, BRICK, SHINGLES, WOOD PORCH/WINDOWS/DOOR/TERRACE
SITE UTILIZATION- ANGLO, SMALL FRONT AND SIDE YARDS, LARGER REAR YARD, PARKING AT SIDE
WINDOWS - DOUBLE HUNG WOOD
DOORS - GLAZED WOOD
CLIMATE DESIGN - THERMAL MASS WALL, VENTED ROOF, PORCH, TERRACE
THE PROPOSED 4 STORY BLDG IS:
5 TIMES LONGER - 234/50
2.5 TIMES WIDER - 80/32
1.5 TIMES TALLER - 51/32
16.5 TIMES BIGGER - 763,241 CF/ 46,400 CF
TWICE THE NUMBER OF STORIES 4/2
TWICE THE RATION OF BLDG FOOT PRINT/LOT SIZE 73%/37%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 24 E 15 IN ROOF TYPE, MATERIALS, WINDOWS, DOORS, RHYTHM, PROPORTIONS, SITE UTILIZATION, DETAILS, PARKING, CHARACTER, BLDG FORM, NUMBER OF STORIES, SIZE, SCALE, MASSING, WIDTH, LENGTH, PROJECTIONS AND RECESSIONS, IMPACT ON STREET-SCAPE, SURFACE TEXTURE



40 E. 14TH ST. - ARMORY PARK

BRADY COURT - RATED CLASS A BLDG "ARCHITECTURALLY AND CONTEXTUALLY IRREPLACEABLE"
ROBERT GIEBNER, "ARMORY PARK 74 ft"

LOT SIZE 18,627 SF
BLDG FOOT PRINT 5642 SF
BLDG LENGTH 83 F
BLDG WIDTH 94 F
BLDG HEIGHT 14 F
BLDG VOLUME 67,704 CF
BLDG FOOT PRINT/LOT SIZE 30%
NUMBER OF STORIES 1
ROOF TYPE - GABLE
MATERIALS - PLASTER ON BRICK, SHINGLES, WOOD WINDOWS/DOORS/ROOF FRAMING
WINDOWS - DOUBLE HUNG WOOD
DOORS - GLAZED WOOD PANEL
SITE UTILIZATION - "U" SHAPED COURTYARD, SIDE AND REAR YARDS
CLIMATE DESIGN - VENTED ROOF, THERMAL MASS WALLS, PORCHES, OVERHANGS

THE PROPOSED 4 STORY BLDG IS:
3 TIMES LONGER - 234/83
3.6 TIMES TALLER - 51/14
11 TIMES BIGGER - 763,241 CF/ 67,704 CF
4 TIMES AS MANY STORIES
2.4 TIMES RATIO OF BLDG FOOT PRINT/ LOT SIZE - 73%/30%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 40 E 14 IN ROOF TYPE, MATERIAL, WINDOWS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, CHARACTER, NUMBER OF STORIES, SIZE, HEIGHT, SCALE, PROJECTIONS AND RECESSIONS, BLDG FORM, IMPACT ON STREET-SCAPE, RHYTHM



375 S. STONE AVE. (REAR) - ARMORY PARK

LOT SIZE 8900 SF

BLDG FOOT PRINT 900 SF

BLDG HEIGHT 14 F

BLDG VOLUME 10,872 CF

BLDG FOOT PRINT/ LOT SIZE - 10%

NUMBER OF STORIES 1

ROOF TYPE - GABLE

MATERIALS - ADOBE, CORRUGATED METAL, PLASTER, STONE, WOOD FRAME ROOF

SITE UTILIZATION - "L" SHAPED BUILD ON PROPERTY LINE (RUSSELL AVE) WITH LARGE REAR COURTYARD

WINDOWS - GLAZED WOOD AND METAL

DOORS - WOOD PANEL

CLIMATE DESIGN - THERMAL MASS ADOBE, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER 234/48

2.5 TIMES WIDER 80/ 31

3.5 TIMES TALLER 51/14

70 TIMES BIGGER 763,241 CF/ 10,872 CF

7.3 TIMES BLDG FOOT PRINT/LOT SIZE RATIO - 73%/10%

4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 375 S. STONE (REAR) IN ROOF TYPE, MATERIALS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, PARKING, CHARACTER, NUMBER OF STORIES, SIZE, SCALE, HEIGHT, BLDG FORM, MASSING, RHYTHM, IMPACT ON STREET SCAPE



376 S. STONE AVE. - BARRIO LIBRE

LOT SIZE - 17,591 SF
BLDG FOOT PRINT - 5172 SF
BLDG LENGTH 132 F
BLDG WIDTH 60 F
BLDG HEIGHT 16 F
BLDG VOLUME 77,580 CF
RATIO BLDG FOOT PRINT/ LOT SIZE - 29%
NUMBER OF STORIES 1
ROOF TYPE- FLAT
MATERIALS - ADOBE, MASONRY, WOOD FRAME ROOF/WINDOWS/DOORS
WINDOWS - GLAZED WOOD
DOORS - GLAZED WOOD
SITE UTILIZATION - SONORAN, ON STREET PROPERTY LINE, WITH COURTYARD AND PARKING
AT REAR
CLIMATE DESIGN - THERMAL MASS WALLS, NARROW WINDOWS, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

1.8 TIMES LONGER 234/132
1.3 TIMES WIDER - 80/60
3 TIMES TALLER - 51/16
9 TIMES BIGGER - 763,241/77,580
4 TIMES AS MANY STORIES
2.5 RATIO OF BLDG FOOT PRINT/ LOT SIZE 73%/29%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 376 S. STONE IN HEIGHT, MATERIALS, WINDOWS, DOORS, SITE UTILIZATION, PARKING, CHARACTER, NUMBER OF STORIES, PROPORTIONS, SIZE, MASSING, SCALE, IMPACT OF STREET-SCAPE, RECESSIONS AND PROJECTIONS, BLDG FORM, DETAILS



383 S. STONE AVE. (EXISTING) DESIGNED BY JOSIAH JOESLER 1941 - ARMORY PARK

LOT SIZE - 22,023 SF

BLDG FOOT PRINT - 12,328 SF

BLDG LENGTH 234 F

BLDG WIDTH 90 F

BLDG HEIGHT 10 F AND 20 F

BLDG VOLUME 141,280 CF

BLDG FOOT PRINT/ LOT SIZE - 56 %

NUMBER OF STORIES 1 AND 2

ROOF TYPE FLAT

MATERIALS - BRICK, WOOD FRAME ROOF, FASCIA, STEEL CASEMENT WINDOWS, WOOD DOORS

WINDOWS - STEEL CASEMENT

DOORS - WOOD

SITE UTILIZATION - "U" SHAPED WITH LARGE CENTRAL AREA

CLIMATE DESIGN - THERMAL MASS WALLS

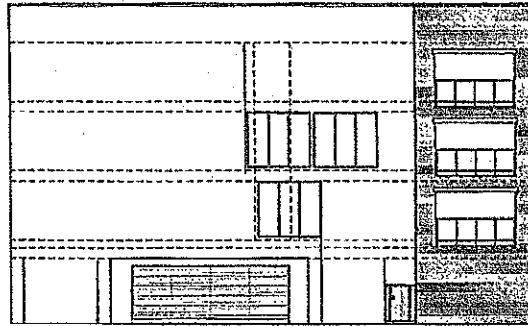
THE PROPOSED 4 STORY BLDG IS:

2.5 TIMES TALLER - 51/20

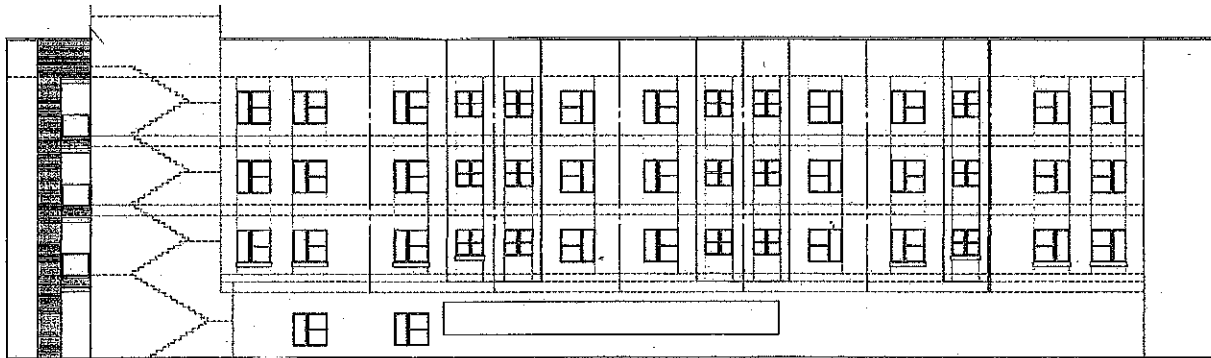
5 TIMES BIGGER 763,241 CF / 141,280 CF

TWICE AS MANY STORIES 4/2

THE PROPOSED 4 STORY BUILDING WOULD BE INCOMPATIBLE WITH THE EXISTING BLDG IN SIZE, HEIGHT, DETAILS, PROPORTIONS, DOORS, CHARACTER, IMPACT ON THE STREET-SCAPE, SCALE, BLDG FORM, MASSING, RHYTHM, MATERIALS.



WEST ELEVATION
Proposed 383 South Stone Avenue



SOUTH ELEVATION
Proposed 383 South Stone Avenue

383 S. STONE AVE. (PROPOSED) - ARMORY PARK

LOT SIZE 15,551 SF
 BLDG LENGTH 55 F
 BLDG WIDTH 48 F
 BLDG HEIGHT 36 F
 BLDG VOLUME 82,944 CF
 BLDG FOOT PRINT/ LOT SIZE 17 %
 NUMBER OF STORIES 2
 ROOF TYPE - GABLED HIP WITH DORMER
 MATERIALS - STONE, BRICK, WOOD PORCH/BALUSTRADE/WINDOWS/DOORS/ROOF
 FRAMING/COLUMNS, SHINGLE ROOF
 WINDOWS - WOOD DOUBLE HUNG
 DOORS - GLAZED WOOD PANEL
 SITE UTILIZATION - SQUARE BLDG, FRONT YARD, SIDE YARDS, LARGE REAR YARD WITH PARKING
 CLIMATE DESIGN - PORCHES, TERRACE, OVERHANGS, VENTED ROOF, MASONRY WALLS

THE PROPOSED 4 STORY BLDG IS:
 4 TIMES LONGER 234/55
 1.7 TIMES WIDER 80/48
 1.4 TIMES TALLER 51/36
 9 TIMES BIGGER 763,241 CF / 82,944 CF
 TWICE AS MANY STORIES 4/2
 4 TIMES THE BLDG FOOT PRINT/LOT SIZE RATIO 73%/ 17%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 383 S.STONE IN TERMS OF ROOF TYPE, WINDOWS, DOORS, MATERIALS, SITE UTILIZATION, DETAILS, PROJECTIONS AND RECESSIONS, PARKING, SCALE, CHARACTER, HEIGHT, IMPACT ON STREET-SCAPE, BUILDING FORM, NUMBER OF STORIES, SIZE, RHYTHM, SURFACE TEXTURE



385 South Stone Avenue

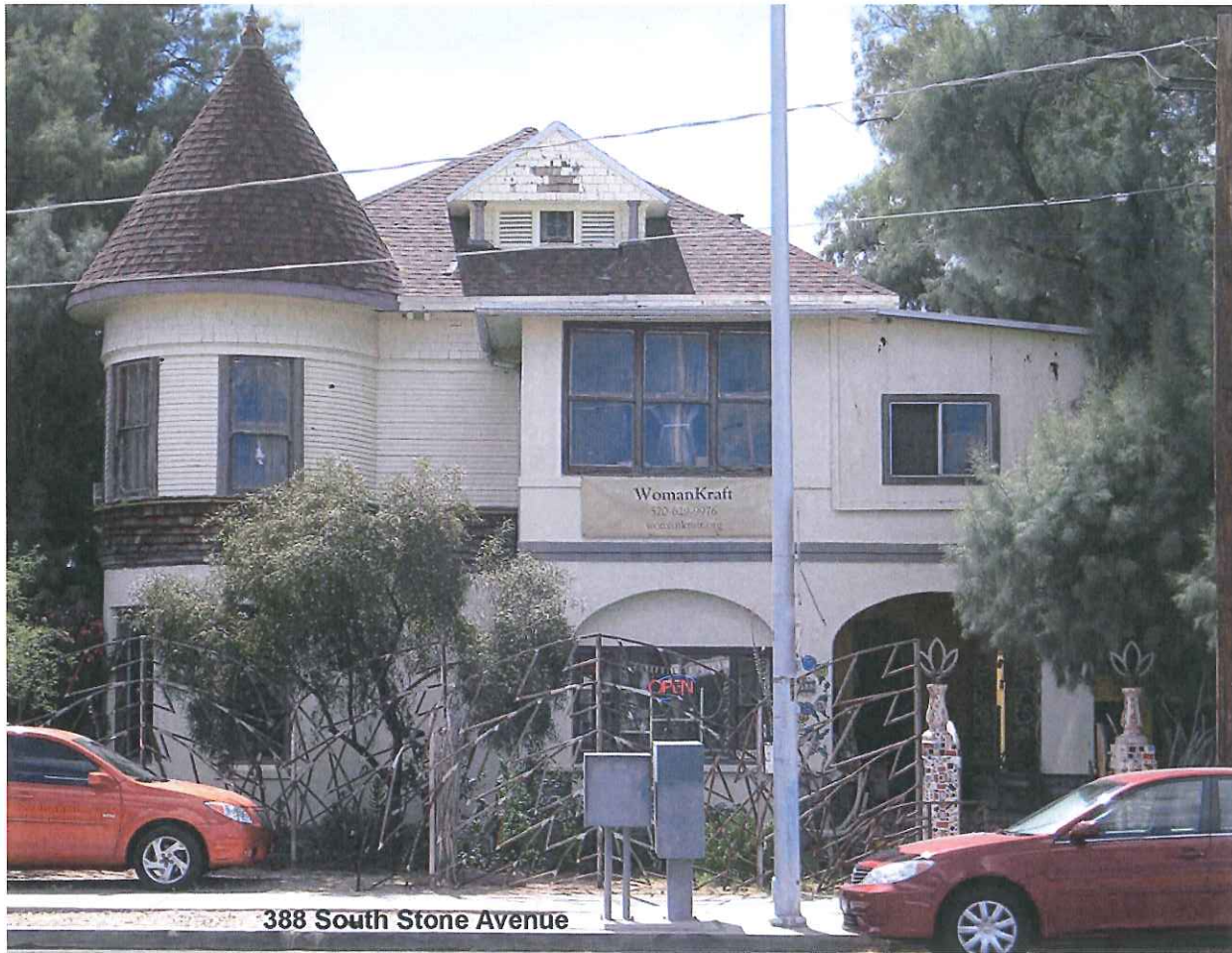
385 S. STONE AVE. - ARMORY PARK

LOT SIZE 15,551 SF
BLDG LENGTH 55 F
BLDG WIDTH 48 F
BLDG HEIGHT 36 F
BLDG VOLUME 82,944 CF
BLDG FOOT PRINT/ LOT SIZE 17 %
NUMBER OF STORIES 2
ROOF TYPE - GABLED HIP WITH DORMER
MATERIALS - STONE, BRICK, WOOD PORCH/BALUSTRADE/WINDOWS/DOORS/ROOF
FRAMING/COLUMNS, SHINGLE ROOF
WINDOWS - WOOD DOUBLE HUNG
DOORS - GLAZED WOOD PANEL
SITE UTILIZATION - SQUARE BLDG, FRONT YARD, SIDE YARDS, LARGE REAR YARD WITH PARKING
CLIMATE DESIGN - PORCHES, TERRACE, OVERHANGS, VENTED ROOF, MASONRY WALLS

THE PROPOSED 4 STORY BLDG IS:

4 TIMES LONGER 234/55
1.7 TIMES WIDER 80/48
1.4 TIMES TALLER 51/36
9 TIMES BIGGER 763,241 CF / 82,944 CF
TWICE AS MANY STORIES 4/2
4 TIMES THE BLDG FOOT PRINT/LOT SIZE RATIO 73%/ 17%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 385 S.STONE IN TERMS OF ROOF TYPE, WINDOWS, DOORS, MATERIALS, SITE UTILIZATION, DETAILS, PROJECTIONS AND RECESSIONS, PARKING, SCALE, CHARACTER, HEIGHT, IMPACT ON STREET-SCAPE, BUILDING FORM, NUMBER OF STORIES, SIZE, RHYTHM, SURFACE TEXTURE



388 S. STONE AVE. WOMAN KRAFT BLDG - BARRIO LIBRE

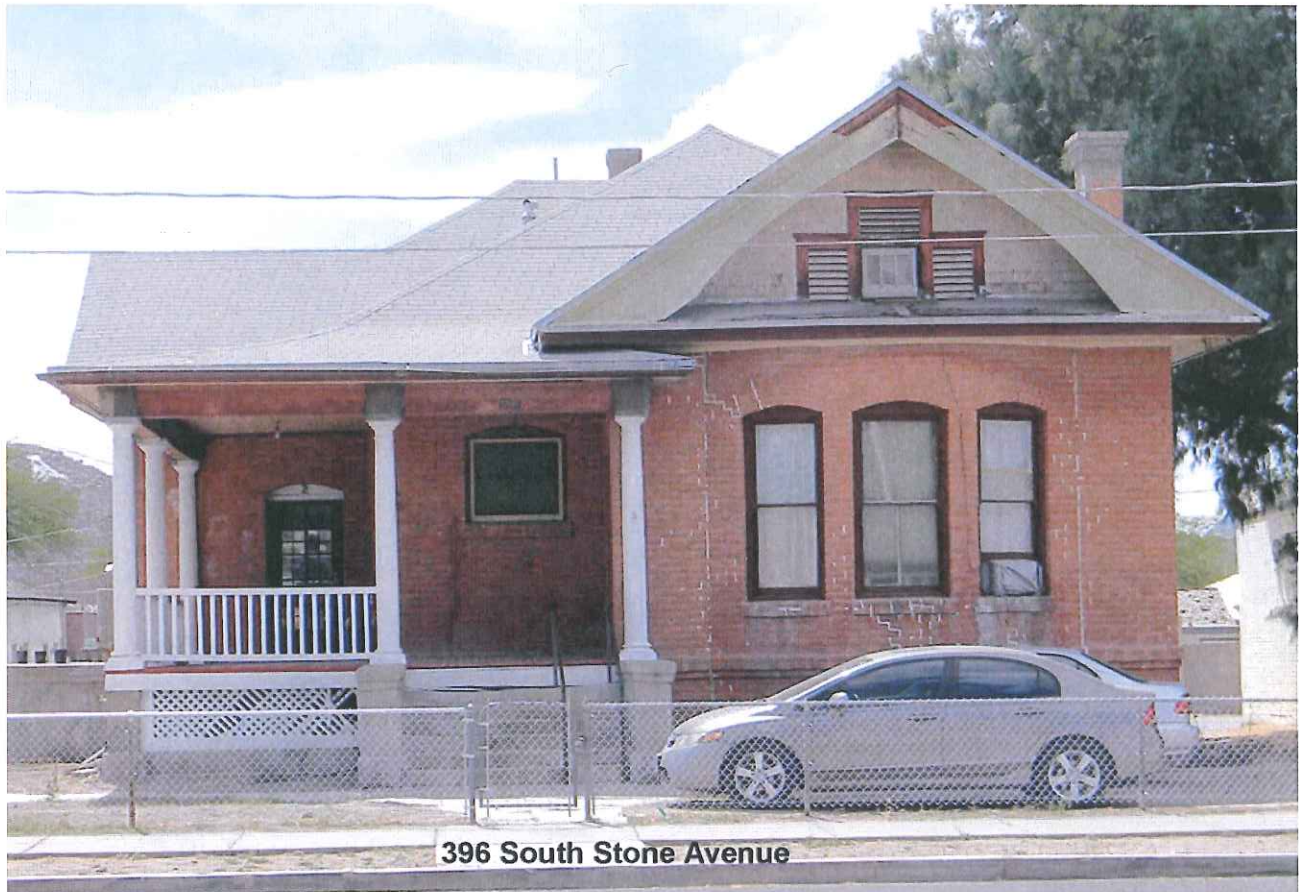
LOT SIZE 7840 SF
BLDG FOOT PRINT 2360 SF
BLDG LENGTH 59 F
BLDG WIDTH 40 F
BLDG HEIGHT 32 F
BLDG VOLUME 75,520 CF
BLDG FOOT PRINT/LOT SIZE - 30%
NUMBER OF STORIES 2
ROOF TYPE GABLED HIP WITH DORMER AND TURRET
MATERIALS - BRICK, SHINGLES, STONE, WOOD WINDOWS/DOORS/ROOF FRAMING
WINDOWS - WOOD DOUBLE HUNG
DOORS - GLAZED WOOD
CLIMATE DESIGN - PORCHES OVERHANGS, VENTED ROOF, MASONRY WALLS
SITE UTILIZATION - FREE STANDING BLDG WITH FRONT YARD, SIDE YARDS, LARGE REAR YARD WITH PARKING.

THE PROPOSED 4 STORY BLDG IS :

4 TIMES LONGER 234/59
2 TIMES WIDER 80/40
1.5 TIMES TALLER 51/32
10 TIMES BIGGER 763,241 CF/75,520 CF
2.4 TIMES BLDG FOOT PRINT/LOT SIZE 73%/30%
TWICE AS MANY STORIES 4/2

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 388 S. STONE IN TERMS OF ROOF TYPE, MATERIALS, WINDOWS, DOORS, DETAILS, SITE UTILIZATION, PROPORTIONS, PROJECTIONS AND

RECESSIONS, PARKING, CHARACTER, NUMBER OF STORIES, SIZE, HEIGHT, IMPACT ON STREET-SCAPE, MASSING, SCALE, BLDG FORM, RHYTHM, SURFACE TEXTURE



396 S. STONE AVE. - BARRIO LIBRE

LOT SIZE 9400 SF

BLDG FOOT PRINT 3036 SF

BLDG HEIGHT 26 F

BLDG LENGTH 66 F

BLDG WIDTH 46 F

BLDG FOOT PRINT/LOT SIZE 32%

NUMBER OF STORIES 1

ROOF TYPE GABLED HIP

MATERIALS - BRICK, SHINGLES, WOOD PORCH/BALUSTRADE/WINDOWS, DOOR/COLUMNS

WINDOWS - WOOD DOUBLE HUNG

DOOR - GLAZED WOOD PANEL

CLIMATE DESIGN - PORCH, OVERHANGS, VENTED ROOF

SITE UTILIZATION - FREE STANDING CORNER BLDG, FRONT YARD, SIDE YARD, AND REAR YARD WITH PARKING

THE PROPOSED BLDG IS:

3.5 TIMES LONGER 234/66

1.7 TIMES WIDER 80/46

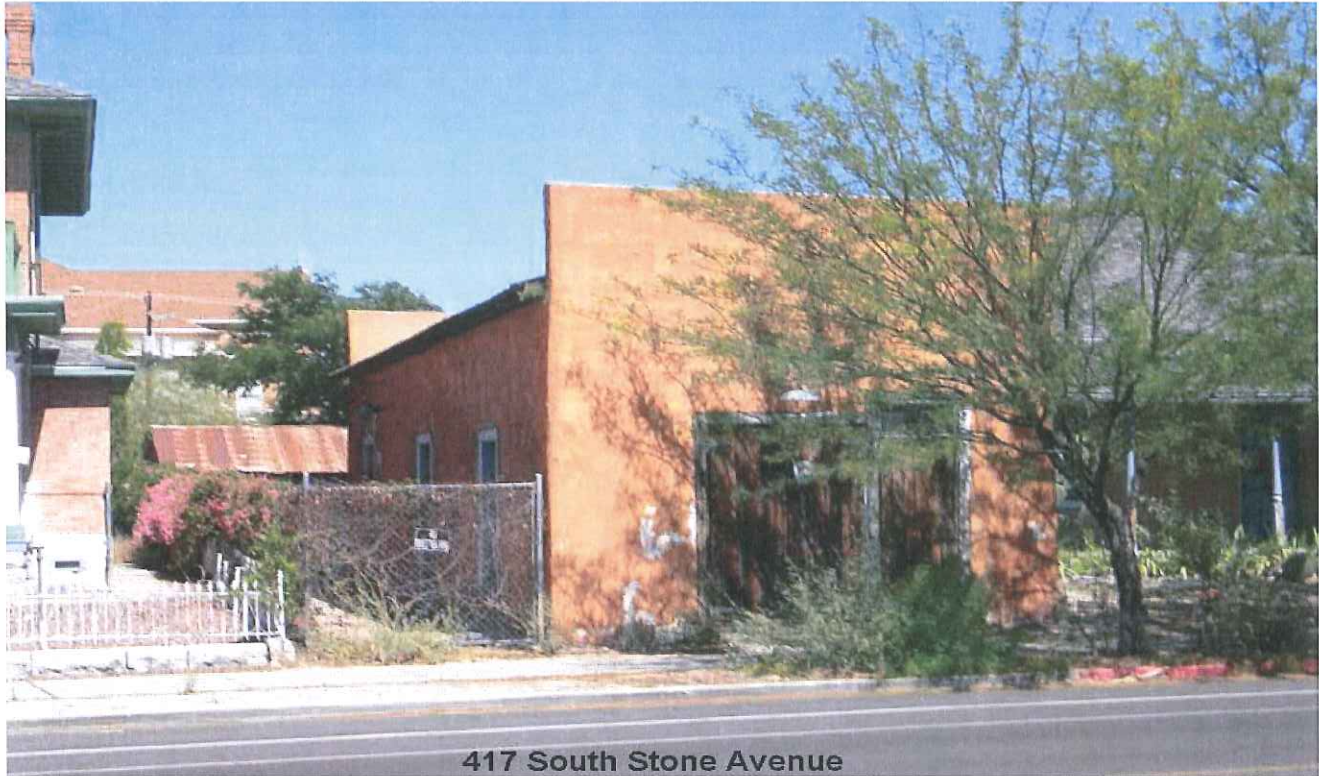
2 TIMES TALLER 51/26

14 TIMES BIGGER 763,241 CF/ 54,648 CF

4 TIMES AS MANY STORIES

2 TIMES BLDG FOOT PRINT/ LOT SIZE 73%/ 32%

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 396 S. STONE IN ROOF TYPE, MATERIALS, DETAILS, WINDOWS, DOORS, SITE UTILIZATION, PROPORTIONS, PARKING, CHARACTER, NUMBER OF STORIES, HEIGHT, WIDTH, LENGTH, SIZE, MASSING, SCALE, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS, BLDG FORM, RHYTHM



417 S. STONE AVE. - ARMORY PARK

PROPERTY ONCE OWNED BY PERFECTO ELIAS.

LOT SIZE 2940 SF
BLDG FOOT PRINT 720 SF
BLDG LENGTH 48 F
BLDG WIDTH 15 F
BLDG HEIGHT 15 F
BLDG VOLUME 9720 CF
BLDG FOOT PRINT/LOT SIZE 25%
NUMBER OF STORIES 1
ROOD TYPE - HIPPED
MATERIALS - STONE FOUNDATION, ADOBE WALLS, PLASTER, METAL ROOF, WOOD DOORS/WINDOWS/
ROOF FRAMING
WINDOWS - GLAZED WOOD
DOORS - WOOD
CLIMATE DESIGN - THERMAL MASS ADOBE WALLS
SITE UTILIZATION - SONORAN, ZERO STREET LINE, LARGE REAR YARD WITH PARKING

THE PROPOSED 4 STORY BLDG IS:

5 TIMES LONGER 234/48
5 TIMES WIDER 80/15
3.4 TIMES TALLER 51/15
79 TIMES BIGGER 764,241 CF/9720 CF
3 TIMES BLDG FOOT PRINT/LOT SIZE 73%/25%
4 TIMES THE NUMBER OF STORIES 4/1

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 417 S.STONE IN TERMS OF ROOF TYPE, MATERIALS, WINDOWS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, CHARACTER, PARKING,NUMBER OF STORIES, HEIGHT, SIZE, MASSING, BLDG FORM, IMPACT ON STREET-SCAPE, RHYTHM



419 S. STONE AVE. - BARRIO LIBRE

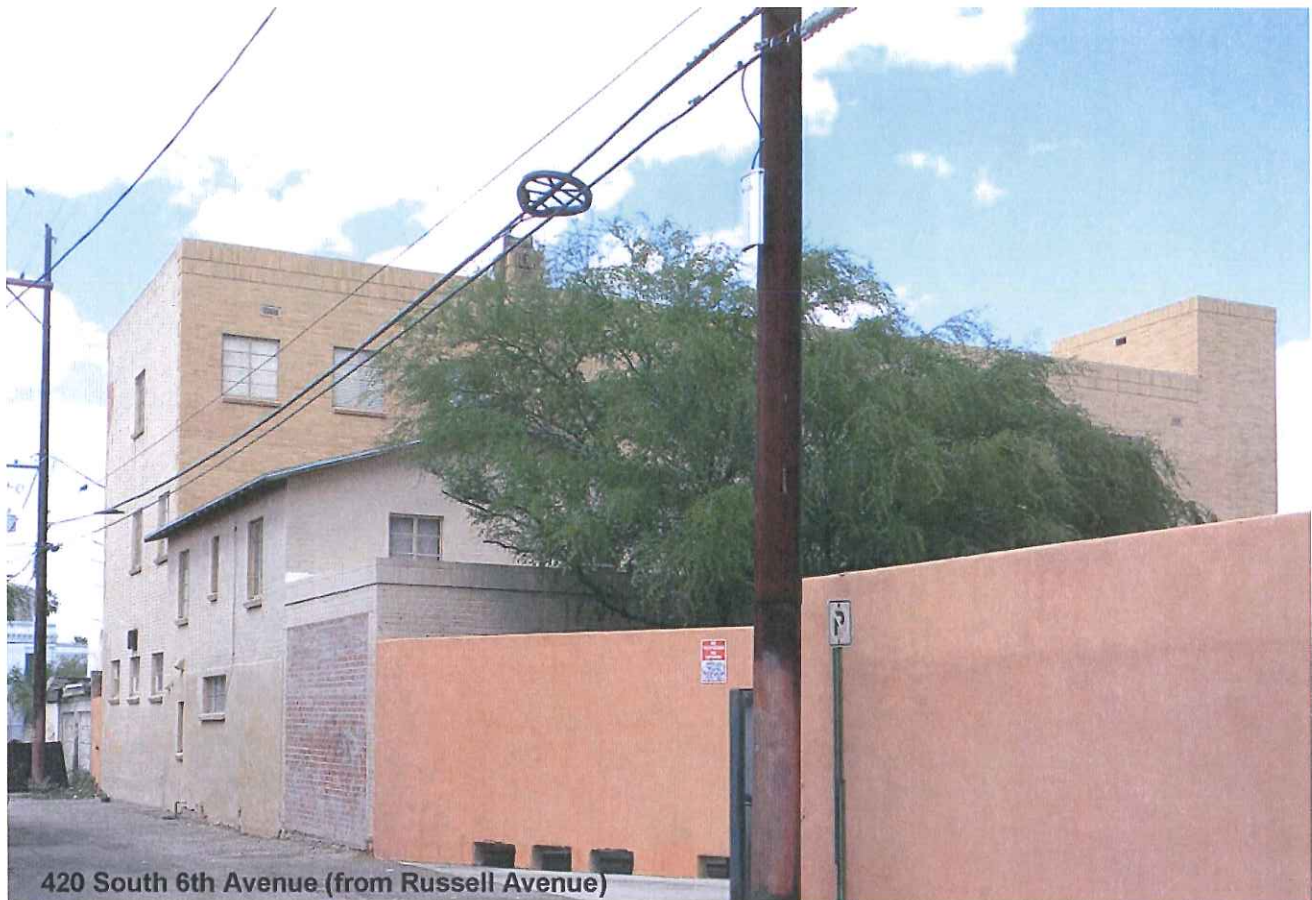
ORIGINALLY THE OFFICE AND HOME OF PERFECTO ELIAS

LOT SIZE 4000 SF
BLDG FOOT PRINT 1575 SF
BLDG LENGTH 45 F
BLDG WIDTH 35 F
BLDG HEIGHT 19 F
BLDG VOLUME 24,806 CF
BLDG FOOT PRINT/LOT SIZE 39%
NUMBER OF STORIES 1
ROOF TYPE - GABLE
MATERIALS- STONE FOUNDATION, BRICK EXTERIOR OVER ADOBE INTERIOR, WOOD
POSTS/ROOF FRAMING/DOORS/WINDOWS/PORCH FLOOR
SITE UTILIZATION - FRONT ,SIDE AND REAR YARDS, PARKING IN REAR
WINDOWS - WOOD DOUBLE HUNG
DOORS - GLAZED WOOD PANEL
CLIMATE DESIGN - THERMAL MASS WALLS, VENTED ROOF, PORCH, LANDSCAPE

THE PROPOSED 4 STORY BLDG IS:

- 5 TIMES LONGER - 234/45
- 2 TIMES WIDER - 80/40
- 3 TIMES TALLER 51/19
- 31 TIMES BIGGER - 763,241 CF/ 24,806 CF
- 4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 419 S.STONE IN TERMS OF HEIGHT, SIZE, SCALE, MASSING, ROOF TYPE, MATERIALS, SITE UTILIZATION,DETAILS, PROPORTIONS, CHARACTER, LENGTH, WIDTH, RHYTHM, PROJECTIONS AND RECESSIONS, IMPACT ON STREET-SCAPE,



420 South 6th Avenue (from Russell Avenue)

420 S. 6TH - ARMORY PARK

ORIGINALLY A REAR OT BUILDING BEHIND THE IMMACULATE HEART ACADEMY.
BUILT IN 1956, SEVEN YEARS OUTSIDE OF THE PERIOD OF SIGNIFICANCE OF ARMORY
ARMORY PARK 1883-1945.

LOT SIZE 14,870 SF
BLDG FOOT PRINT 3710 SF
BLDG LENGTH 80 F
BLDG WIDTH 70 F
BLDG HEIGHT 38 F
BLDG VOLUME 120,400 CF]
BLDG FOOT PRINT/LOT SIZE 25%
NUMBER OF STORIES 3 AND 2
ROOF TYPE FLAT AND HIPPED
MATERIALS - YELLOW BRICK, MASONRY, STEEL CASEMENT WINDOWS
SITE UTILIZATION - "L" SHAPED LARGE FRONT AND SIDE YARDS, PARKING IN FRONT
WINDOWS - STEEL CASEMENT
DOORS - WOOD
CLIMATE RESPONSE- MASONRY WALLS

THE PROPOSED BLDG IS:

3 TIMES LONGER - 234/80
1.3 TIMES TALLER 51/38
6 TIMES LARGER 763,241 CF/120400 CF
1 STORY TALLER

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 420 S. 6TH IN TERMS OF HEIGHT, SIZE, SCALE,
MATERIALS, DETAILS, PROPORTIONS, NUMBER OF STORIES, PARKING, SITE UTILIZATION, SCALE,
LENGTH, WIDTH, MASSING, BLDG FORM, RHYTHM, IMPACT ON STREET SCAPE



428 S. STONE AVE. - BARRIO LIBRE

LOT SIZE 5357 SF
BLDG FOOT PRINT 1750 SF
BLDG LENGTH 50 F
BLDG WIDTH 35 F
BLDG HEIGHT 19 F
BLDG VOLUME 28,000 CF
BLDG FOOT PRINT/ LOT SIZE 33%
NUMBER OF STORIES 1
ROOF TYPE GABLE
MATERIALS - BRICK, SHINGLES, WOOD ROOF FRAMING/DOORS/WINDOWS/PORCH
SITE UTILIZATION - ANGLO, FREE STANDING,FRONT YARD, SIDE YARDS, REAR YARD,
PARKING AT REAR
WINDOWS- WOOD DOUBLE HUNG
DOORS - GLAZED WOOD PANEL
CLIMATE DESIGN - PORCH, OVERHANGS, VENTED ROOF, MASONRY WALLS

THE PROPOSED 4 STORY BLDG IS :

5 TIMES LONGER 234/50
2 TIMES WIDER 80/35
2.7 TIMES TALLER 51/19
27 TIMES BIGGER 763,241 CF / 28,000 CF
4 TIMES THE NUMBER OF STORIES 4/1
2 TIMES THE BLDG FOOT PRINT/LOT SIZE 73%/33%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 428 S.STONE IN TERMS OF HEIGHT, SIZE, MASSING, BLDG FORM, ROOF TYPE, PROPORTIONS, SITE UTILIZATION, DETAILS, WORKMANSHIP, PROJECTIONS AND RECESSIONS, MATERIALS, CHARACTER, IMPACT ON STREET-SCAPE, NUMBER OF

STORIES, PARKING, RHYTHM, SURFACE TEXTURE.



443/445 S.STONE AVE. (ONE BUILDING) - ARMORY PARK

LOT SIZE 6765 SF
BLDG FOOT PRINT 5039 SF
BLDG LENGTH 94 F
BLDG WIDTH 70 F
BLDG HEIGHT 17 F
BLDG VOLUME 85,663 CF
BLDG FOOT PRINT /LOT SIZE 75%
NUMBER OF STORIES 1
ROOF - FLAT
MATERIALS - PLASTER , ADOBE, MASONRY, WOOD ROOF,FRAMING/DOORS, STEEL CASEMENT
WINDOWS(NOT ORIGINAL)
SITE UTILIZATION - SONORAN, ZERO LOT LINES, COURTYARD (FIVE OR SIX ADDITIONS)
WINDOWS -STEEL CASEMENT (NOT ORIGINAL)
DOORS - WOOD
CLIMATE DESIGN - THERMAL MASS WALLS, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

2.5 TIMES LONGER 234/95
1.1 TIMES WIDER 80/70
3 TIMES TALLER 51/17
9 TIMES BIGGER 763,241 CF/ 85663 CF
4 TIMES AS MANY STORIES 4/1

THE PROPOSED 4 STORY BUILDING IS INCOMPATIBLE WITH 443/445 S.STONE IN TERMS OF BLDG FORM, SCALE, MASSING, DETAILS, PROPORTIONS, MATERIALS, NUMBER OF STORIES, CHARACTER, IMPACT ON STREET-SCAPE, RHYTHM



447 S. STONE AVE. - ARMORY PARK

LOT SIZE 11,995 SF
BLDG FOOT PRINT 2779 SF
BLDG LENGTH 70 F
BLDG WIDTH 40 F
BLDG HEIGHT 17 F
BLDG VOLUME 47,243 CF
BLDG FOOT PRINT / LOT SIZE 23%
NUMBER OF STORIES 1
ROOF TYPE - HIPPED GABLE
MATERIALS - BRICK, WOOD ROOF FRAMING/WINDOWS/DOORS
SITE UTILIZATION - ANGLO, FREE STANDING FRONT,D=SIDE, REAR YARDS,
THE WALL IS NEW, PARKING AT SIDE
WINDOWS - WOOD DOUBLE HUNG
DOORS- WOOD
CLIMATE DESIGN - THERMAL MASS WALLS, OVERHANGS, PORCH, VENTED ROOF,
LANDSCAPE, COURTYARD ON SOUTH

THE PROPOSED 4 STORY BLDG IS :
3.3 TIMES LONGER 234/70
2 TIMES WIDER 80/40
3 TIMES TALLER 51/17
16 TIMES BIGGER 763,241 CF/ 47,243 CF
4 TIMES AS MANY STORIES
3 TIMES BLDG FOOT PRINT/LOT SIZE 73%/23%

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 447 S.STONE IN TERMS OF ROOF TYPE, MATERIALS, BLDG FORM, DOOR, WINDOWS, SITE UTILIZATION, HEIGHT, SIZE, SCALE, MASSING,WIDTH, LENGTH, PROPORTIONS, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS, DETAILS



460 S. 6TH AVE. IMMACULATE HEART ACADEMY - ARMORY PARK

THE ORIGINAL ENTRANCE WAS ON 15TH STREET. RATED CLASS A " ARCHITECTURALLY AND CONTEXTUALLY IRREPLACEABLE" BY ROBERT GIEBNER IN "ARMORY PARK 74 ff" BUILT IN 1886 OF HAND QUARRIED STONE FROM "A" MOUNTAIN BY FRENCH ROCK CARVER MR. FLIN.

LOT SIZE 34,133 SF
BLDG FOOT PRINT 11,250 SF
BLDG LENGTH 146 F
BLDG WIDTH 117 F
HEIGHT 50 F
BLDG VOLUME 489,375 CF
BLDG FOOT PRINT/LOT SIZE 33%
NUMBER OF STORIES 2
ROOF TYPE GABLED HIP WITH DORMER
MATERIALS - STONE GROUND FLOOR, BRICK SECOND FLOOR, SHINGLE ROOF, TALL WOOD DOUBLE HUNG WINDOWS, TALL ENTRY DOOR WITH SEMI CIRCULAR TRANSOM, MASONRY COLUMNS
SITE UTILIZATION - FORMAL "T" PLAN WITH LARGE FRONT YARD, SMALL SIDE YARDS, AND LARGE REAR YARD.
WINDOWS - TALL +/- 3 F X 8 F
DOORS - TALL GLAZED ENTRY DOORS +/- PAIR 3 F X 8 F WITH SEMICIRCULAR GLASS TRANSOM
CLIMATE DESIGN - MASONRY WALL, VENTED ROOF, OVERHANG

THE PROPOSED BUILDING IS :

1.6 TIMES LONGER 234/ 146
4 FEET TALLER (54 F)
1.6 TIMES BIGGER - 763,241 CF/489,375 CF
2.2 TIMES BLDG FOOT PRINT/LOT SIZE 73%/33%
2 TIMES AS MANY STORIES 4/2

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 460 S. STONE IN TERMS OF ROOF TYPE, MATERIALS, WINDOWS, DOORS, RHYTHM. DETAILS, BLDG FORM, NUMBER OF STORIES, PROPORTIONS, PARKING, CHARACTER, WORKMANSHIP, IMPACT ON STREET-SCAPE, RECESSIONS AND PROJECTIONS, SURFACE TEXTURE.



475 S. STONE AVE. VELASCO OFFICE BLDG - ARMORY PARK

RATED CLASS A "ARCHITECTURALLY AND CONTEXTUALLY IRREPLACEABLE" BY ROBERT GIEBNER IN "ARMORY PARK 74 ff". LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. CONSTRUCTED IN THE 1850'S. DON CARLOS IGNAZIO VELASCO PURCHASED THE BLDG IN 1878 TO PUBLISH "EL FRONTERIZO" NESPAPER UNTIL 1914. VELASCO LIVED IN THE HOUSE BEHIND THIS PROPERTY AT 522 S. RUSSELL AVENUE.

LOT SIZE 8793

BLDG FOOT PRINT 1619 SF

BLDG LENGTH 69 F

BLDG WIDTH 44 F

BLDG HEIGHT 20 F

BLDG VOLUME 40,851 CF

BLDG FOOT PRINT/ LOT SIZE 27%

NUMBER OF STORIES 1

MATERIALS - STONE FOUNDATION, PLASTER ON ADOBE WALLS, WOOD ROOF FRAMING/DOORS /WINDOWS/ SHINGLES

SITE UTILIZATION - SONORAN ON THE STREET PROPERTY LINE WITH A SMALL PATIO OPENING ONTO A VERY LARGE COURTYARD

WINDOWS WOOD DOUBLE HUNG

DOORS - GLAZED WOOD PANEL DOORS WITH TRANSOMS

CLIMATE DESIGN - THERMAL MASS ADOBE WALLS, VENTED ROOF, PATIO, COURTYARD

THE PROPOSED 4 STORY BUILDING IS :

3.4 TIMES LONGER 234/69

2 TIMES WIDER 80/44

2.5 TIMES TALLER 51/20

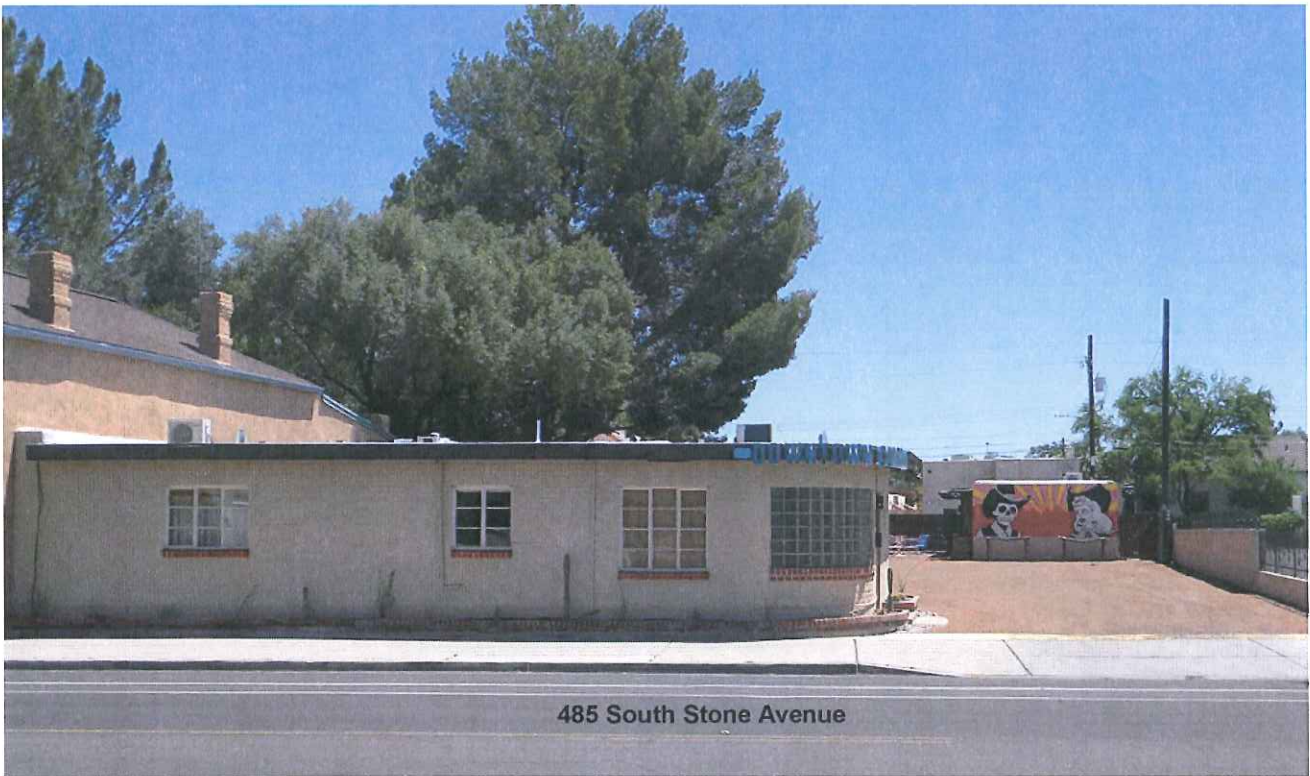
18 TIMES BIGGER 763,241 CF/ 40,851 CF

4 TIMES AS MANY STORIES

2.7 TIMES THE BLDG FOOT PRINT/ LOT SIZE 73%/27%

THE PROPOSED 4 STORY BUILDING IS INCOMPATIBLE WITH 375 S. STONE IN SIZE, SCALE, MATERIALS,

HEIGHT, ROOF TYPE, WINDOWS, DOORS, SITE UTILIZATION, DETAILS, PROPORTIONS, NUMBER OF STORIES, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS, BLDG FORM, AND RHYTHM



485 S. STONE AVE. - ARMORY PARK

THE CLIFTON MOTOR HOTEL

LOT SIZE 9300 SF
BLDG FOOT PRINT 4520 SF
BLDG WIDTH 28 F
BLDG LENGTH 160 F
BLDG HEIGHT 10 F
BLDG VOLUME 45,200 CF
BLDG FOOT PRINT/LOT SIZE 49%
NUMBER OF STORIES 1
ROOF TYPE - FLAT
MATERIALS- BRICK, WOOD ROOF FRAMING/DOORS, STEEL CASEMENT WINDOWS,
SITE UTILIZATION - ROUGHLY "L" SHAPED PLAN WITH SIDE AND CENTER PEN SPACE FOR PARKING,
AND RELAXING
WINDOWS - STEEL CASEMENT
DOORS - WOOD

THE PROPOSED 4 STORY BLDG IS;
1.5 TIMES LONGER 234/160
3.5 TIMES WIDER 80/28
5 TIMES TALLER 51/10
17 TIMES BIGGER 763,241 CF/45,200 CF
4 TIMES AS MANY STORIES

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 485 S.STONE IN HEIGHT, MATERIALS, SCALE, IMPACT ON STREET-SCAPE, PARKING, NUMBER OF STORIES, SIZE, MASSING, PROPORTIONS, CHARACTER.



512 S. RUSSELL AVE. - ARMORY PARK

LOT SIZE 4080 SF
BLDG FOOT PRINT 1632 SF
BLDG LENGTH 85 F
BLDG WIDTH 48 F
BLDG HEIGHT 12 F
BLDG VOLUME 19,584 CF
BLDG FOOT PRINT/LOT SIZE 40%
NUMBER OF STORIES 1
ROOF TYPE - FLAT
MATERIALS - PLASTER, ADOBE, WOOD ROOF FRAMING/DOORS/WINDOWS
SITE UTILIZATION - SONORAN, ZERO STREET LINE WITH COURTYARD
WINDOW - DOUBLE HUNG WOOD
DOORS - WOOD
CLIMATE DESIGN - ADOBE THERMAL MASS WALLS, COURTYARD

THE PROPOSED 4 STORY BLDG IS:

3 TIMES LONGER 234/85
1.7 TIMES WIDER 80/48
4 TIMES TALLER 51/12
39 TIMES BIGGER 763,241 CF/ 19,584 CF
1.8 TIMES BLDG FOOT PRINT/LOT SIZE

THE PROPOSED 4 STORY BLDG IS NOT COMPATIBLE WITH 512 S. RUSSELL IN SIZE, MATERIALS, CHARACTER, HEIGHT, PROPORTIONS, NUMBER OF STORIES, WINDOWS, DOORS, SITE UTILIZATION,

SCALE, MASSING, BLDG FORM, IMPACT ON STREET-SCAPE, PROJECTIONS AND RECESSIONS, RHYTHM



516 S. RUSSELL AVE. - ARMORY PARK

LOT SIZE 4080 SF
BLDG FOOT PRINT 1440 SF
BLDG LENGTH 85 F
BLDG WIDTH 18 F
BLDG HEIGHT 16 F
BLDG VOLUME 18,720 CF
BLDG FOOT PRINT/ LOT SIZE 35%
NUMBER OF STORIES 1
ROOF TYPE - PITCHED
MATERIALS- ADOBE WALLS, PLASTER , WOOD ROOF FRAMING/DOORS/WINDOWS
SITE UTILIZATION - SONORAN, ZERO STREET LINE SETBACK, COURTYARD ON SOUTH SIDE,
"L" SHAPE BLDG
WINDOWS - DOUBLE HUNG WOOD
DOORS - WOOD
CLIMATE DESIGN - THERMAL MASS ADOBE WALLS, COURTYARD ON SOUTH

THE PROPOSED BUILDING IS:

3 TIMES THE LENGTH 234/85
4.4 TIMES THE WIDTH 80/18
3 TIMES TALLER 51/18
41 TIMES BIGGER 763,241 CF/ 18720 CF
3 TIMES THE NUMBER OF STORIES
TWICE THE BLDG FOOT PRINT/ LOT SIZE 73%/35%

THE PROPOSED 4 STORY BLDG IS INCOMPATIBLE WITH 516 S. RUSSELL IN HEIGHT, SIZE, SCALE, MASSING, SITE UTILIZATION, MATERIALS, PROPORTIONS, DETAILS, CHARACTER, IMPACT ON STREET-

SCAPE, BLDG FORM,



522 South Russell Avenue

522 S. RUSSELL AVE. - ARMORY PARK

FORMER HOME OF DON CARLOS IGNAZIO VELASCO, ACROSS THE COURTYARD FROM 375 S.STONE.

LOT SIZE 4316 SF
BLDG FOOT PRINT 480 SF
BLDG LENGTH 24 F
BLDG WIDTH 20 F
BLDG HEIGHT 19 F
BLDG VOLUME 7200 CF
BLDG FOOT PRINT/LOT SIZE 11%
NUMBER OF STORIES 1
ROOF TYPE - HIPPED GABLE
MATERIALS - ADOBE,PLASTER, SHINGLES, WOOD ROOF FRAMING/DOORS/WINDOWS
SITE UTILIZATION - SONORAN, ZERO STREET LOT LINE, COURTYARD AT REAR
WINDOWS DOUBLE HUNG WOOD
DOORS - WOOD
CLIMATE DESIGN - ADOBE THERMAL MASS WALLS, COURTYARD

THE PROPOSED 4 STORY BLDG IS
10 TIMES LONGER 234/24
4 TIMES WIDER 80/20
2,7 TIMES TALLER 51/19
106 TIMES BIGGER 763241 CF / 7200 CF

THE PROPOSED 4 STORY BUILDING IS NOT COMPATIBLE WITH 522 S. RUSSELL IN HEIGHT, SIZE, MATERIALS, PROPORTIONS, BLDG FORM, DETAILS, CHARACTER, IMPACT ON STREET-SCAPE, NUMBER OF STORIES, SITE UTILIZATION, RHYTHM.