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SCOTT AVENUE

6TH AVENUE

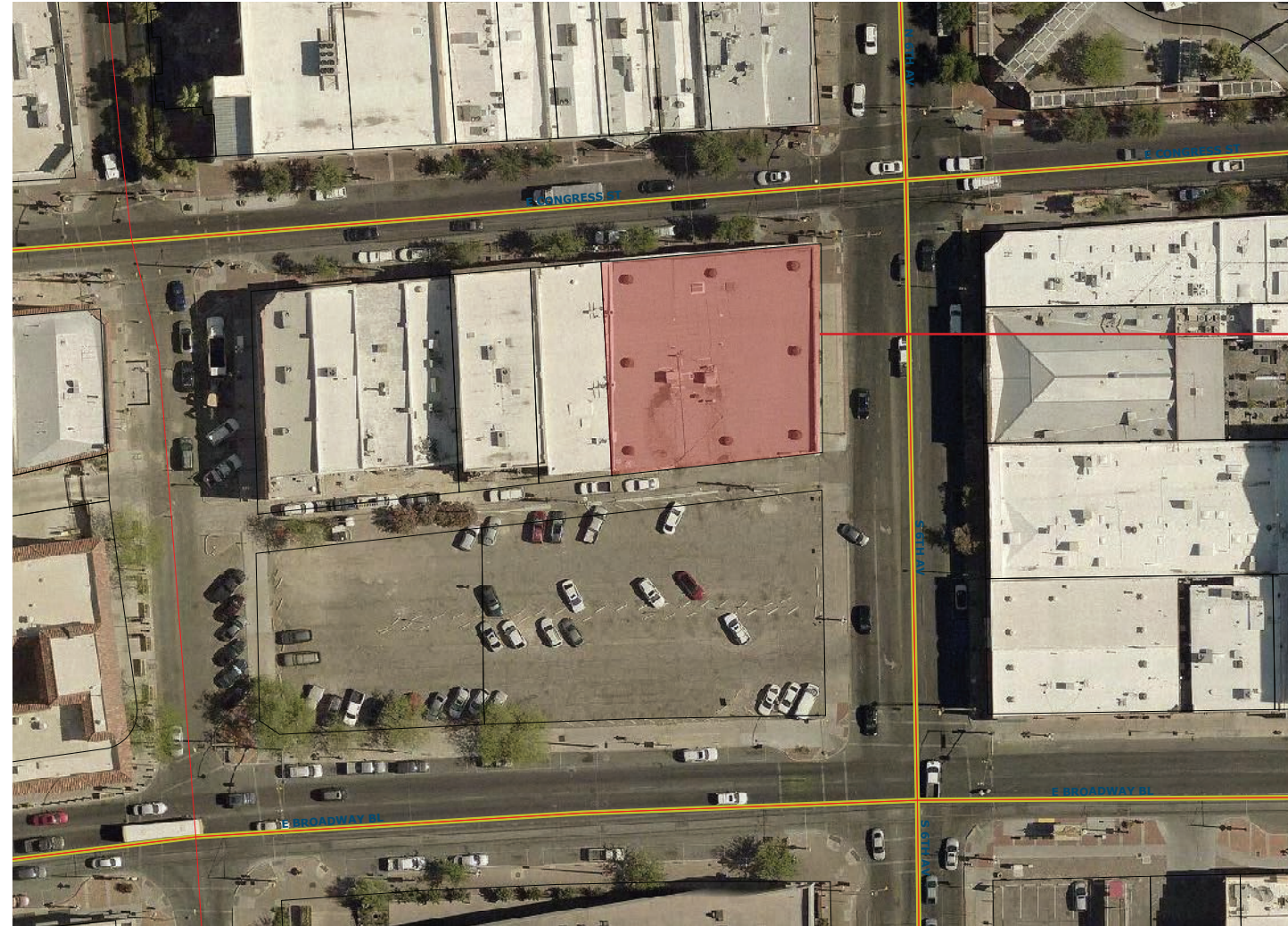
THIS PROJECT IS THE GROUND FLOOR FACADE MODIFICATION TO THE EXISTING STRUCTURE AT 130 EAST CONGRESS STREET.

THE FACADE MODIFICATION IS THE REMOVAL OF FACADE ON A PORTION OF THE EAST ELEVATION AND THE ENTIRE NORTH ELEVATION AND REPLACING WITH AN ALUMINUM STOREFRONT SYSTEM.

THE STOREFRONT ALONG THE NORTH FACADE WILL BE PLACED AT THE PROPERTY LINE, CAPTURING THE EXISTING EXTERIOR GROUND FLOOR, RECESSED ALCOVE.

THE BUILDING IS LISTED AS A CONTRIBUTING PROPERTY TO THE DOWNTOWN MULTIPLE PROPERTY DISTRICT. THE SITE IS LOCATED WITHIN THE RIO NUEVO AREA.

THIS DOCUMENT SERVES AS THE APPLICATION FOR REVIEW BY THE PLANS REVIEW SUBCOMMITTEE AND THE DESIGN REVIEW BOARD.



CONGRESS STREET

THIS PROJECT
130 EAST CONGRESS

BROADWAY BOULEVARD

SITE AERIAL
NTS



HISTORIC & SPECIAL DISTRICT
REVIEW PROCESS

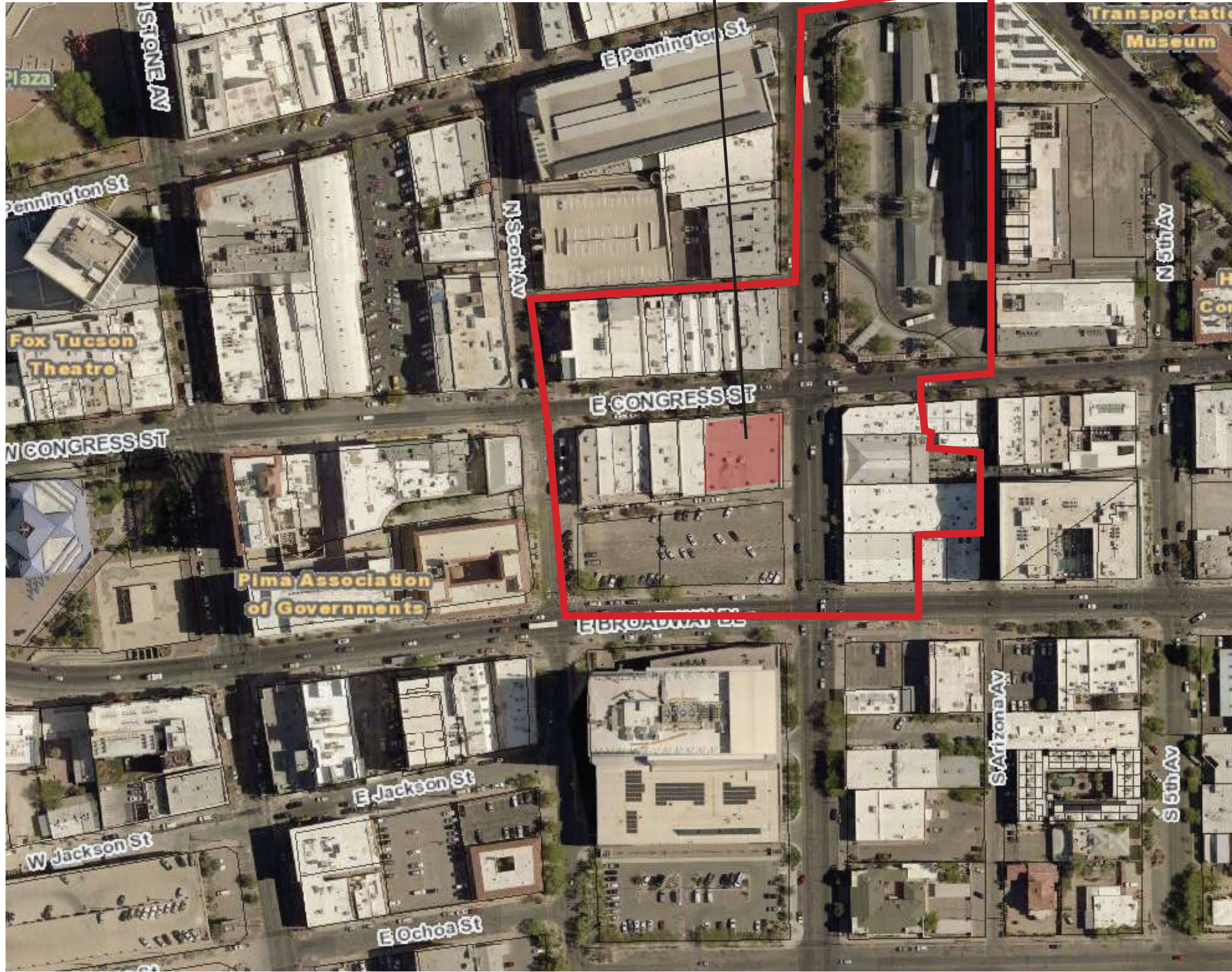
130 EAST CONGRESS ST
FACADE RENOVATION

PROJECT INFORMATION

GO1

DEVELOPMENT ZONE

THIS PROJECT
130 E CONGRESS ST



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HISTORIC & SPECIAL DISTRICT
 REVIEW PROCESS

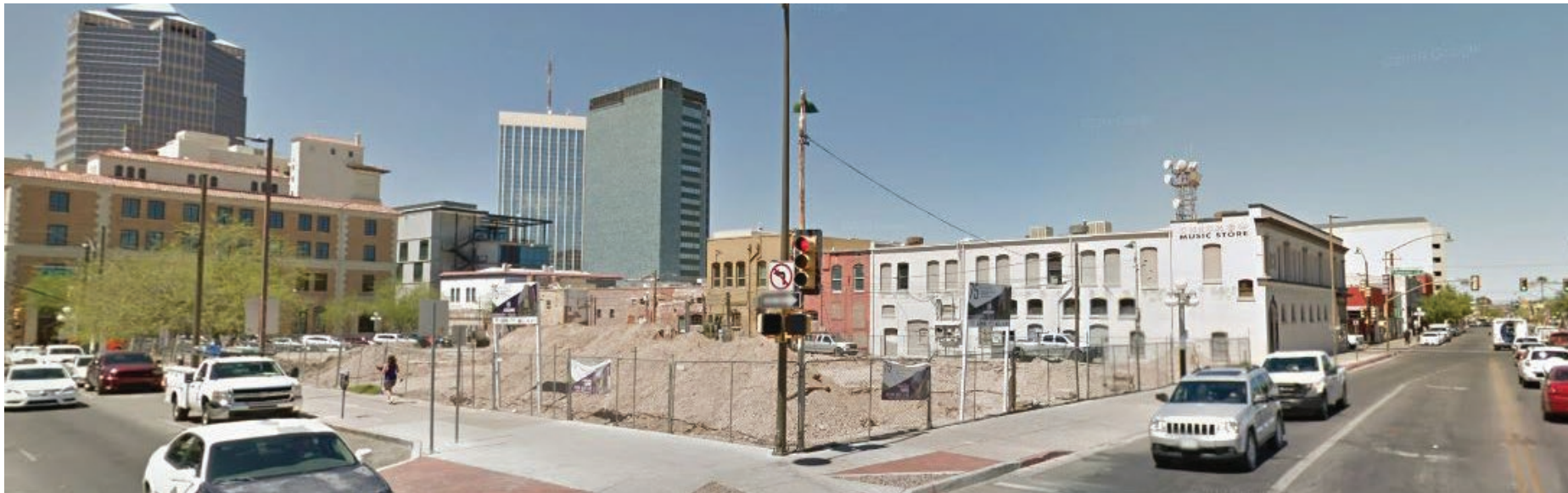
130 EAST CONGRESS ST
 FACADE RENOVATION

DEVELOPMENT ZONE

G02



A



B



C



D

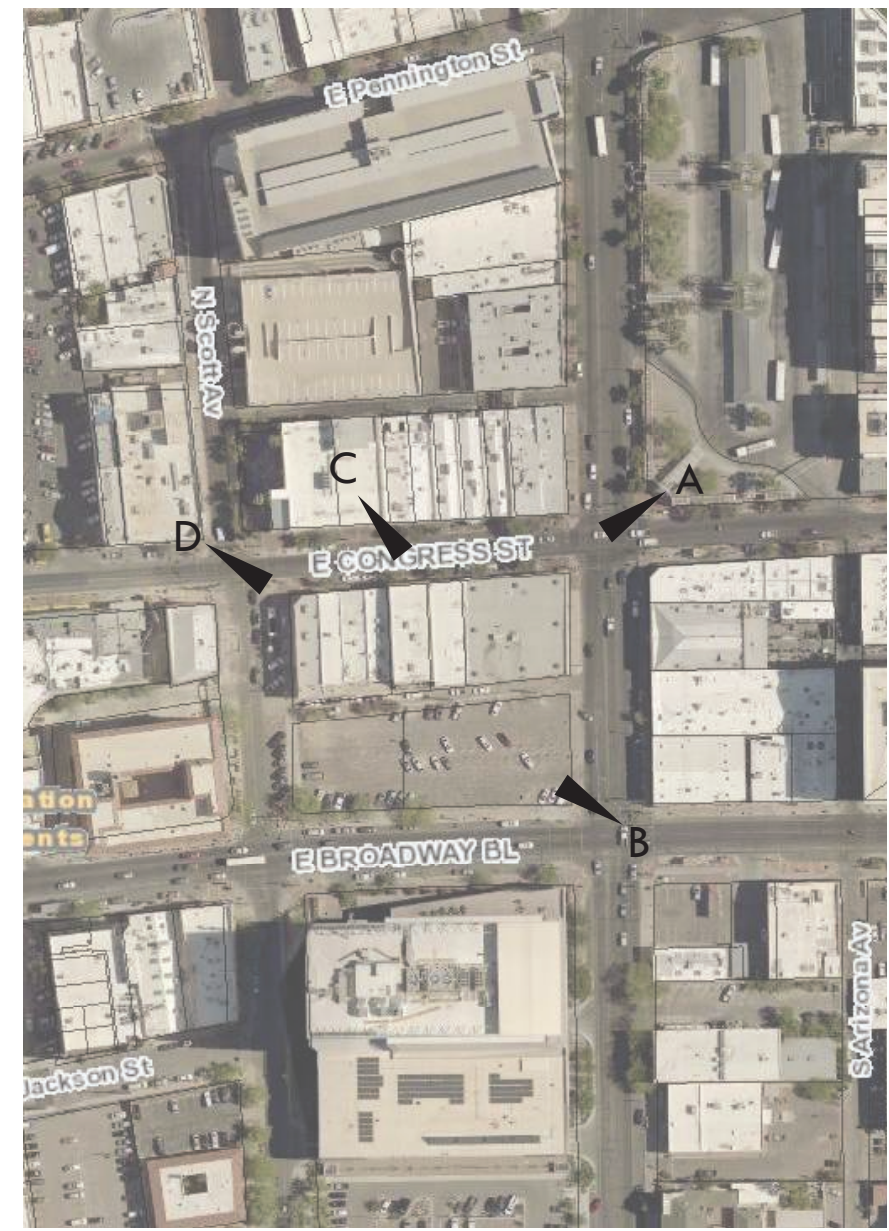


PHOTO KEY



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PROFESSIONAL ARCHITECT
 STATE OF ARIZONA
 NO. 118
 JOHN WILLIAM
 MACKEY
 PRELIMINARY
 28 APR 2023
 expires 9.30.20

HISTORIC & SPECIAL DISTRICT
 REVIEW PROCESS
 130 EAST CONGRESS ST
 FACADE RENOVATION
 SURROUNDING AREA
G03



AREA OF PROPOSED WORK

NORTH ELEVATION



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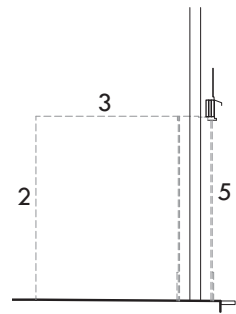


AREA OF PROPOSED WORK

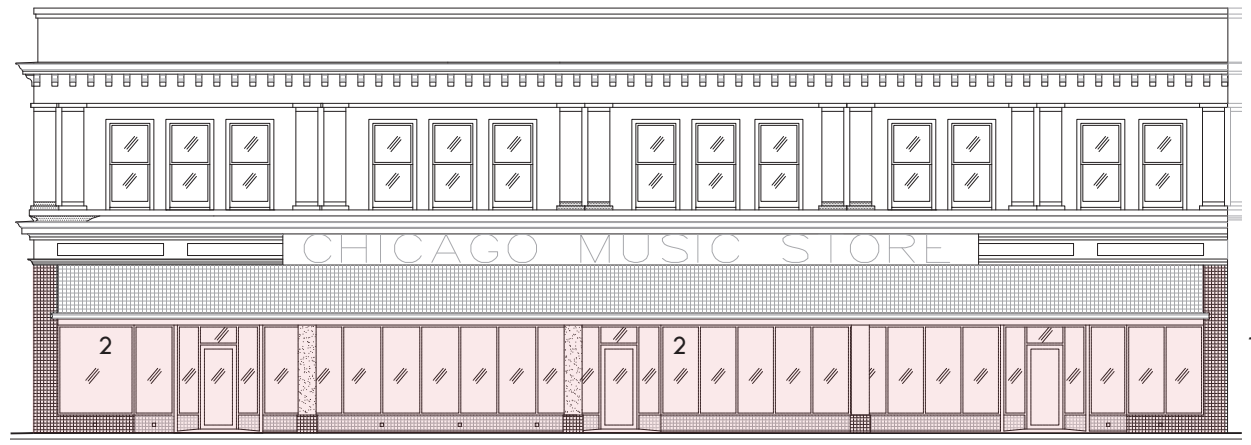
EAST ELEVATION:

HISTORIC & SPECIAL DISTRICT
 REVIEW PROCESS
 130 EAST CONGRESS ST
 FACADE RENOVATION
 EAST AND NORTH FACADES

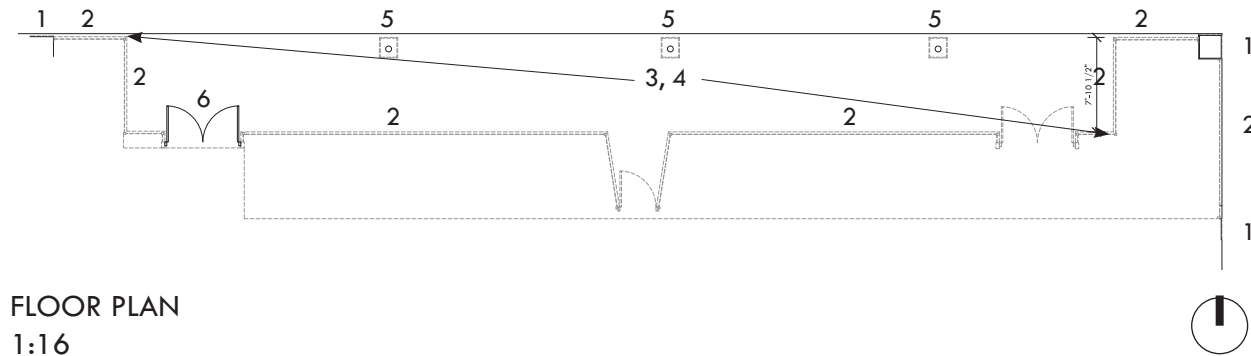
GO4



SECTION
1:8

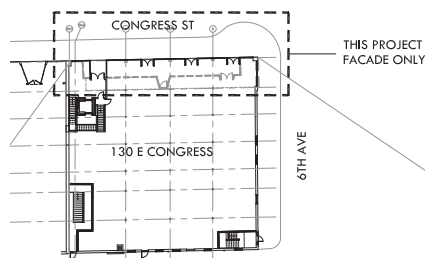


NORTH ELEVATION
1:16



FLOOR PLAN
1:16

- 1 REMOVE TILE SURFACE ON EXISTING COLUMN AND BASE OF WALL
- 2 REMOVE EXISTING WINDOW WALL
- 3 REMOVE EXISTING CEILING. PRESERVE BEAM, METAL FASCIA, AND PRISMATIC GLASS ABOVE WINDOW WALL
- 4 REMOVE EXISTING STONE TILE FLOOR SYSTEM EXCEPT AT LOCATIONS OF NEW ALCOVES - SEE PROPOSED PLAN
- 5 REMOVE STUCCO, TILE, AND FRAMING AROUND EXISTING 6" PIPE COLUMNS
- 6 EXISTING DOOR TO REMAIN



KEY PLAN
NTS



NORTHEAST CORNER



NORTHWEST CORNER



MIDDLE DOOR



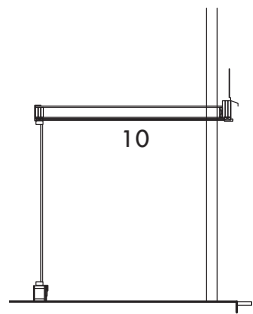
NORTHEAST CORNER



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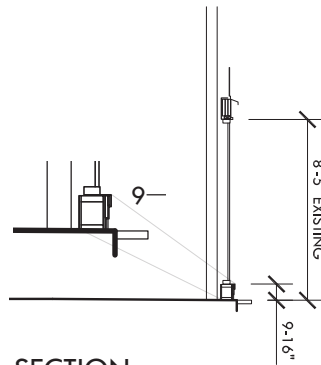
HISTORIC & SPECIAL DISTRICT
 REVIEW PROCESS
130 EAST CONGRESS ST
FACADE RENOVATION
 EXISTING CONDITIONS, PROPOSED DEMOLITION
G05



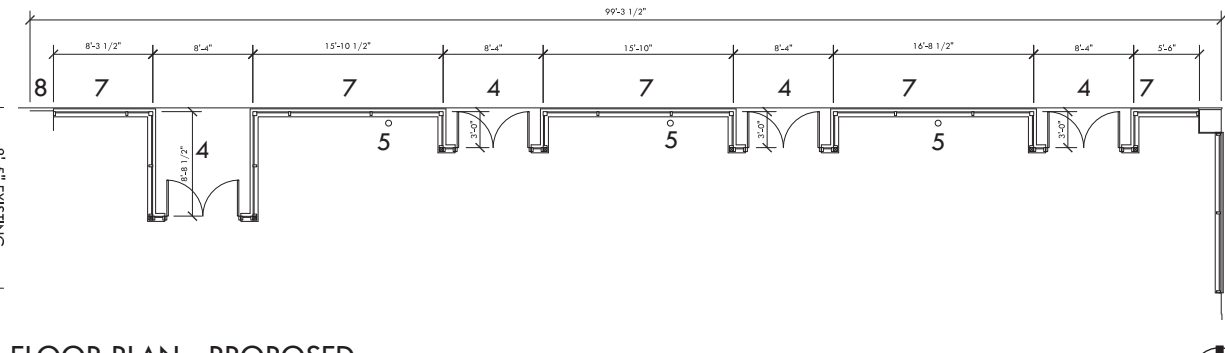
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1:8



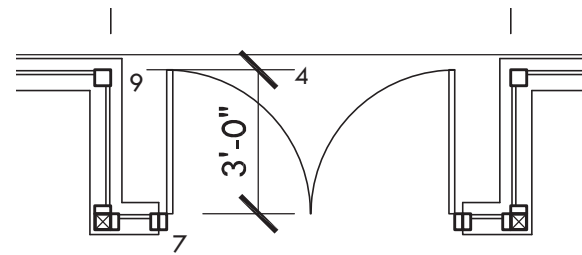
NORTH ELEVATION - PROPOSED
1:16



SECTION
1:8



FLOOR PLAN - PROPOSED
1:16



PLAN AT DOOR
1:4

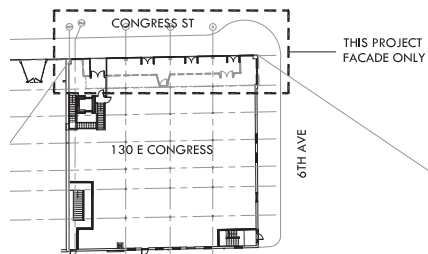


NORTHWEST CORNER



MIDDLE DOOR

- 1 REMOVE TILE SURFACE ON EXISTING COLUMN AND BASE OF WALL
- 2 REMOVE EXISTING WINDOW WALL
- 3 REMOVE EXISTING CEILING. PRESERVE BEAM, METAL FASCIA, AND PRISMATIC GLASS ABOVE WINDOW WALL
- 4 REMOVE EXISTING STONE TILE FLOOR SYSTEM EXCEPT AT LOCATIONS OF NEW ALCOVES - SEE PROPOSED PLAN
- 5 REMOVE STUCCO, TILE, AND FRAMING AROUND EXISTING 6" PIPE COLUMNS
- 6 EXISTING DOOR TO REMAIN
- 7 NEW 2X4 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
- 8 SMOOTH STUCCO FINISH WHERE TILE WAS REMOVED FROM COLUMN FACE
- 9 METAL BASE - HEIGHT VARIES DUE TO SLOPE OF GROUND. 9" MINIMUM. RE-VEAL AT 3" INTERVALS
- 10 NEW WOOD CEILING AT ALL ALCOVES



KEY PLAN
NTS



NORTHEAST CORNER



NORTHEAST CORNER



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HISTORIC PHOTO - PRE 1919



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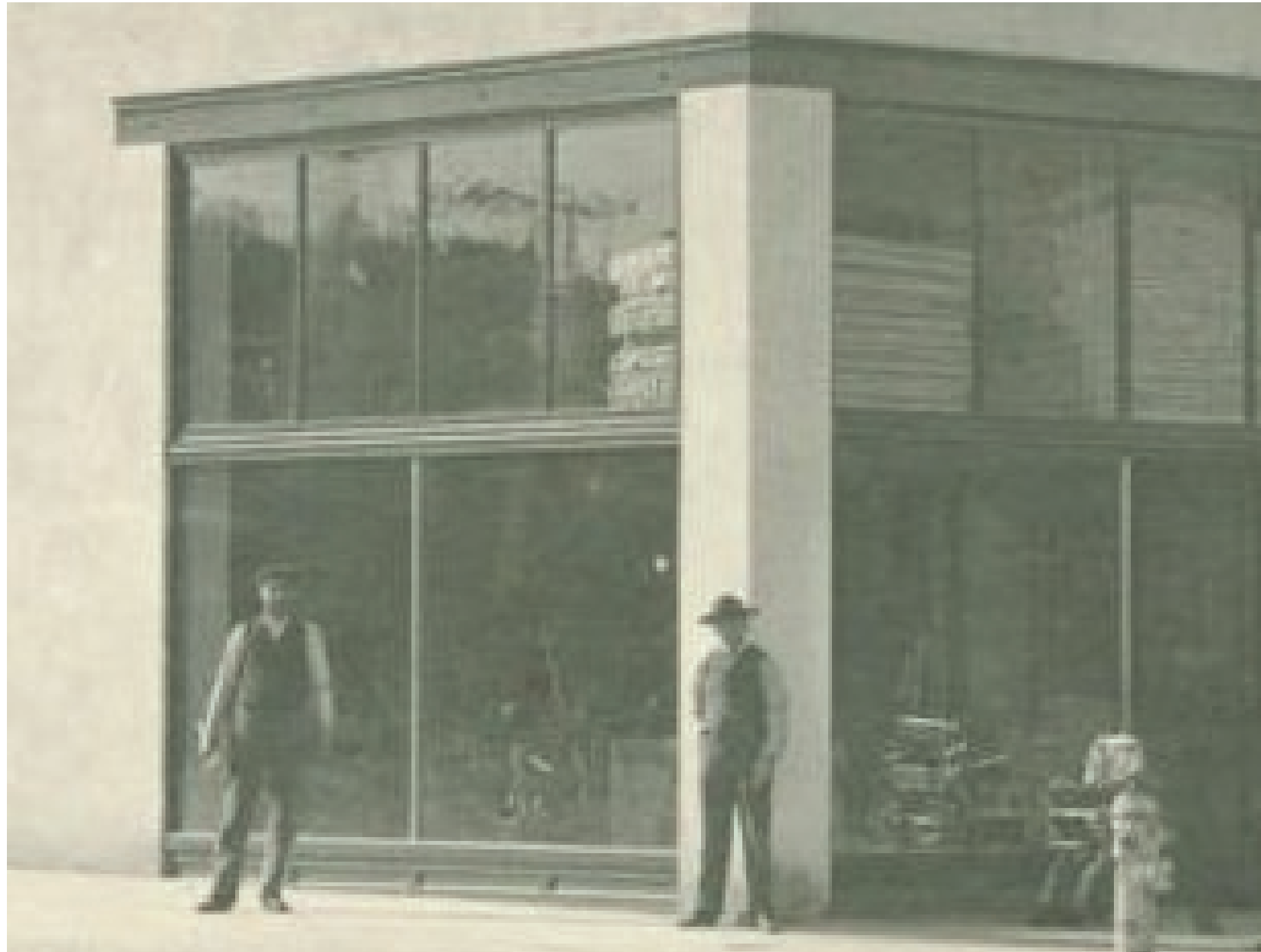
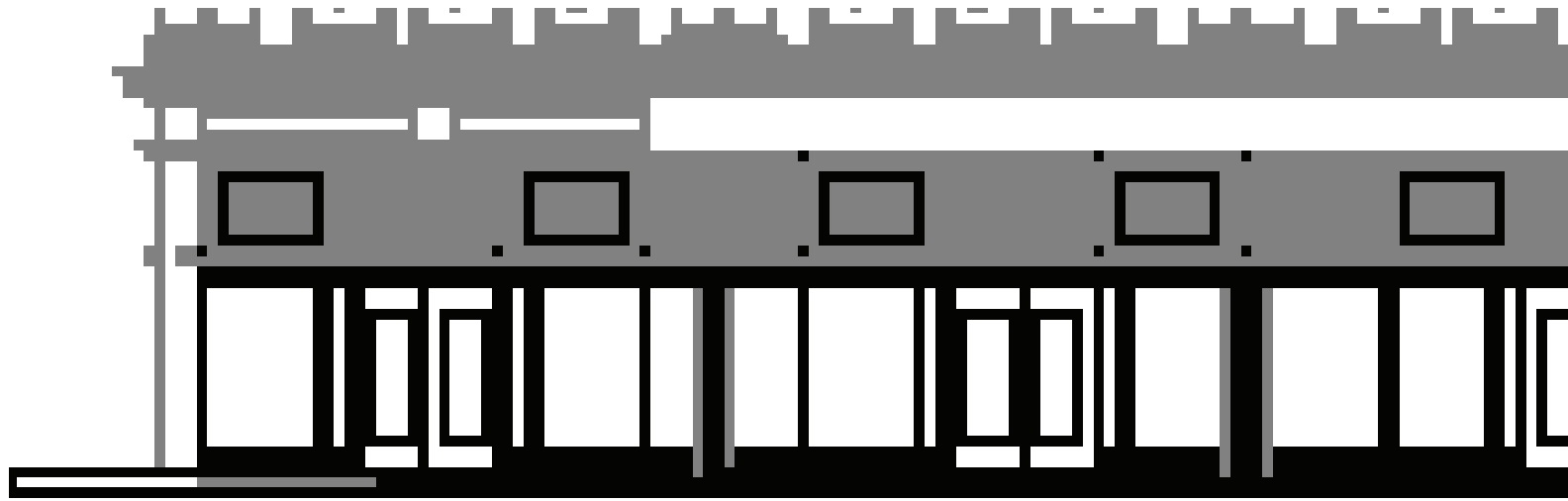


HISTORIC & SPECIAL DISTRICT
REVIEW PROCESS

130 EAST CONGRESS ST
FACADE RENOVATION

HISTORIC PHOTO - PRE 1919

G07



HISTORIC PHOTO - PRE 1919



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HISTORIC PHOTO - 1957



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HISTORIC & SPECIAL DISTRICT
REVIEW PROCESS

130 EAST CONGRESS ST
FACADE RENOVATION

HISTORIC PHOTO - 1957

G09



HISTORIC PHOTO - 1967



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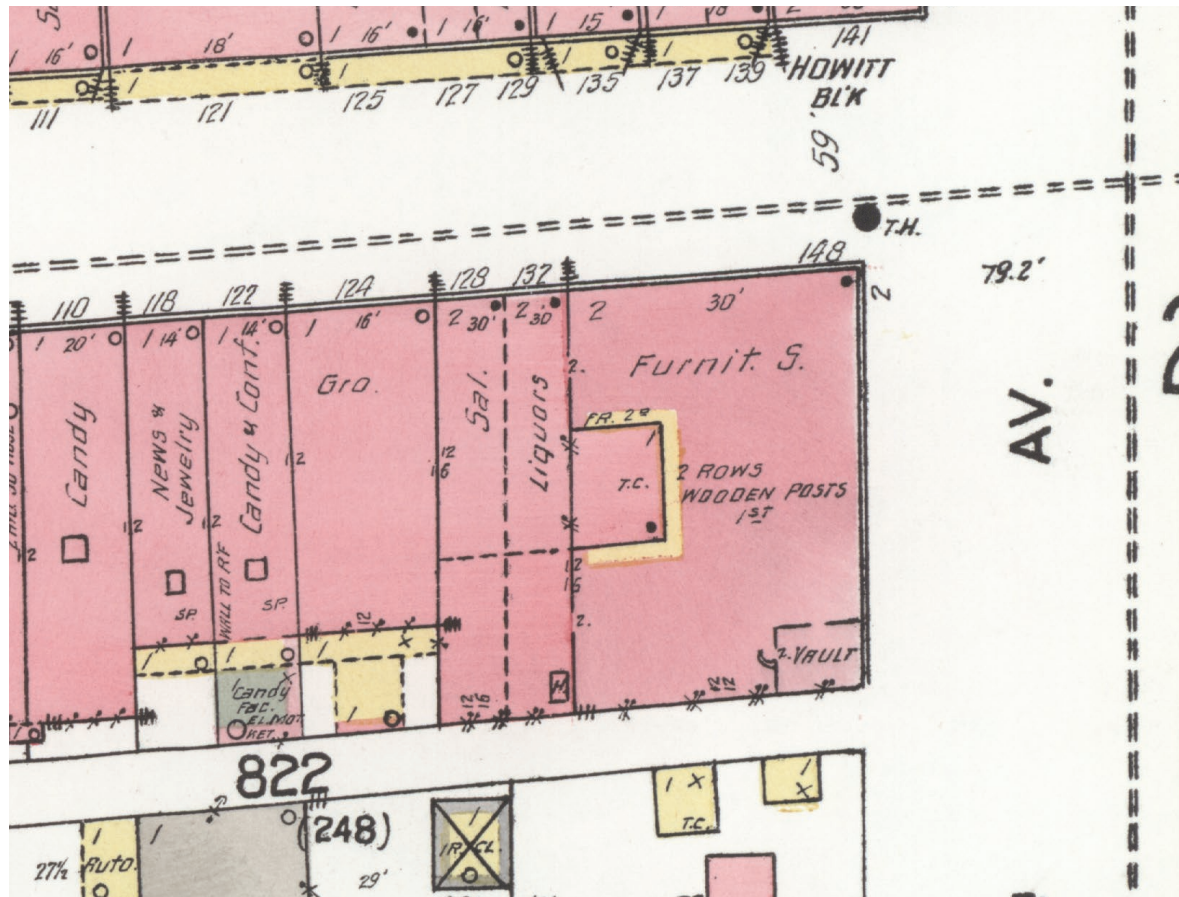


HISTORIC & SPECIAL DISTRICT
REVIEW PROCESS

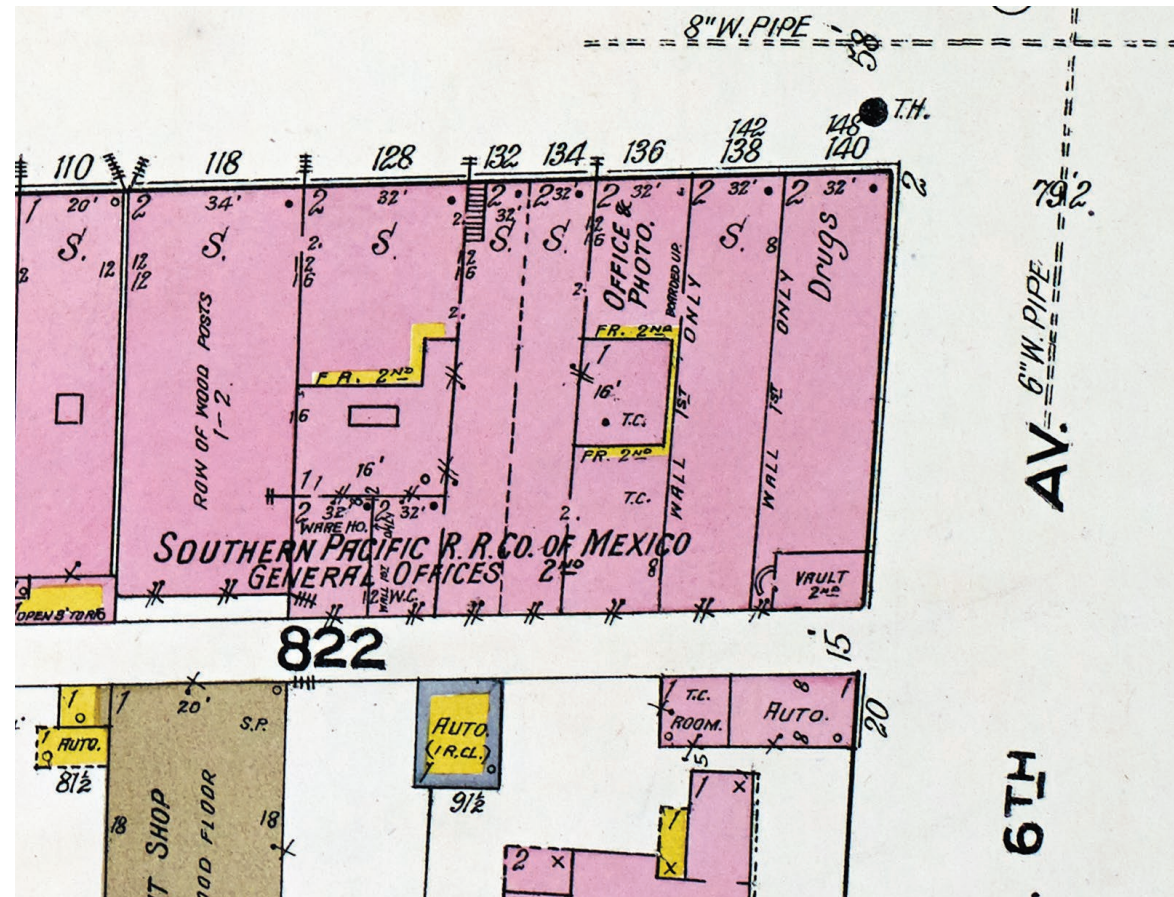
130 EAST CONGRESS ST
FACADE RENOVATION

HISTORIC PHOTO - 1967

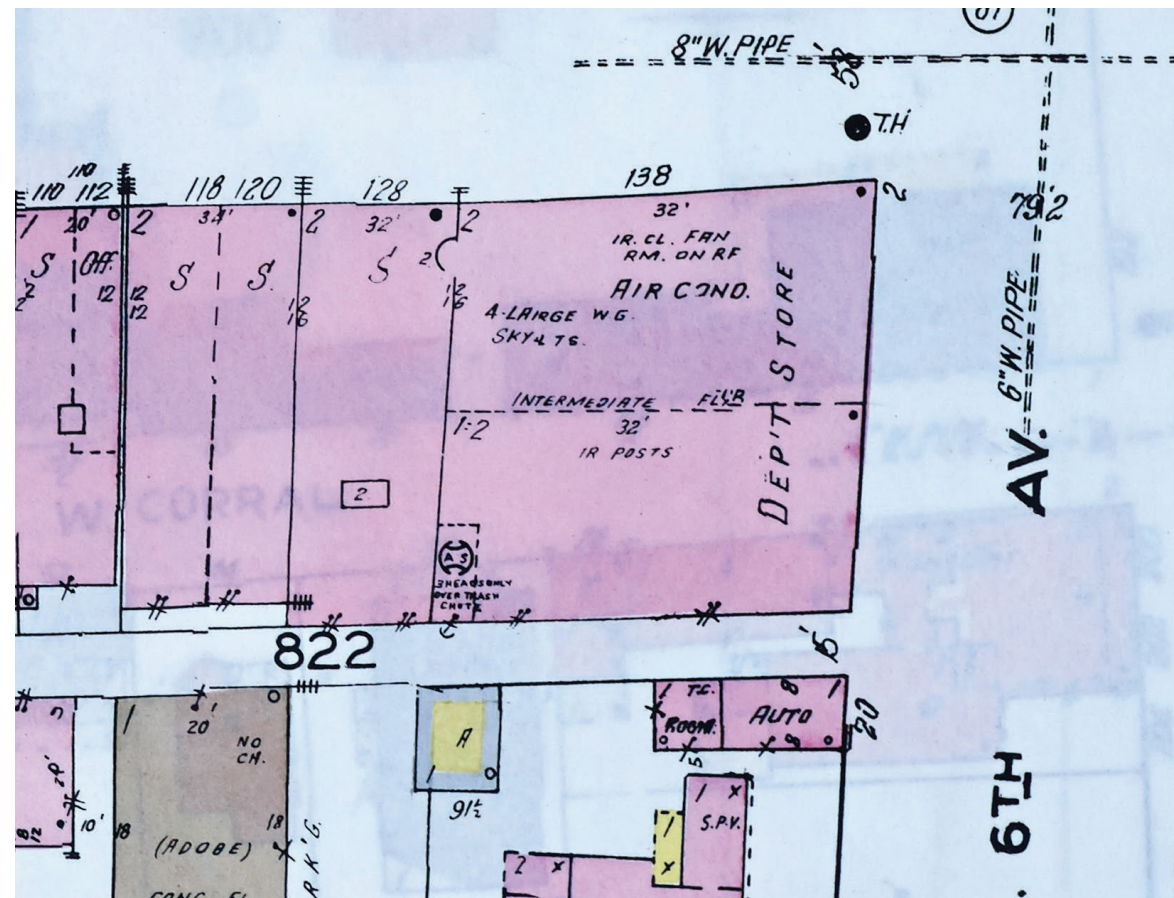
G10



1909



1919



1947



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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

FINAL
JUNE 2011
FROM SHPO

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property J.C. Penney / Chicago Store PART OF: Downtown Tucson, Arizona MPS

historic name Hittinger Block; Los Angeles Furniture Company; J.C. Penney Department Store

other name/site number Chicago Store; Inventory No. 133

2. Location

street & number: 130 E. Congress Street not for publication
city/town: Tucson
state: Arizona code: AZ county: Pima code: 019 zip code: 85701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

James W. Gorman AZSHPA 24 July 2003
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet
- determined eligible for the National Register
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper _____
Date of Action _____

J.C. Penney / Chicago Store

Pima County, Arizona

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Community Development/Planning
Architecture

Period of Significance

1903-1927

Significant Dates

1903; 1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

D. H. Holmes (architect)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

UA Arizona Architectural Archives; Arizona Historical Society/Tucson; Assessor's Office;



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HISTORIC & SPECIAL DISTRICT
REVIEW PROCESS
130 EAST CONGRESS ST
FACADE RENOVATION
REGISTRATION FORM
G12

CHECKLIST FOR TREATMENT OF HISTORIC PROPERTIES - UDC 5.8 HPZ

DEVELOPMENT ZONE	NOT APPLICABLE PROPERTY IS CONTRIBUTING TO A MULTIPLE PROPERTIES DISTRICT
HEIGHT	NOT APPLICABLE
SETBACKS	MAINTAINS PREVAILING STREET SETBACK FACADE IS BEING PLACED AT PROPERTY LINE WITH ALCOVES FOR ENTRY DOORS - SIMILAR APPROACH SEEN IN MULTIPLE STOREFRONTS THROUGHOUT DOWNTOWN TUCSON
BUILDING FORM	SCALE AND MASS COMPATIBLE WITH EXISTING STRUCTURE STOREFRONT FACADE HAS A 9-16" BASE AND CLEAR PANE OF GLASS TO BEAM AT APPROXIMATELY 9' ABOVE GRADE - SIMILAR APPROACH SEEN IN MULTIPLE STOREFRONTS THROUGHOUT DOWNTOWN.
RHYTHM	PROPORTION, PATTERNS, RHYTHM OF OPENINGS COMPATIBLE WITH THOSE OF EXISTING STRUCTURE. VERTICAL SPACING OF GLAZING AND ENTRY DOORS IS CONSISTENT WITH VERTICAL SPACING OF PRISMATIC GLASS DIRECTLY ABOVE
COLOR	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SEALED COLD ROLLED STEEL AT BASE. STOREFRONTS THROUGHOUT HISTORY OF BUILDING CHANGED FROM COPPER (ASSUMED) TO ALUMINUM (EXISTING)
LANDSCAPING	NOT APPLICABLE
ENCLOSURES	NOT APPLICABLE
UTILITIES	NOT APPLICABLE
PARKING	NOT APPLICABLE
SIGNS	NOT APPLICABLE
GENERAL	RENOVATION OF STOREFRONT FACADE IS BASED ON THE PRE-1919 PHOTO OF THE BUILDING - THE STOREFRONT ONCE WAS AT THE SIDEWALK EDGE/PROPERTY LINE. IT IS DIFFICULT TO ASCERTAIN THE NUMBER OF ENTRY POINTS IN THAT PHOTOGRAPH - MAYBE JUST ONE AT THE WEST END. BUT, THE SANBORN MAPS SUGGEST ENTRIES VARIED OVER TIME - IN 1909 THERE MAY HAVE BEEN ONE, 1919 THERE WERE 3, AND IN 1947 THERE WAS AT LEAST ONE. TYPICAL OF DOWNTOWN STOREFRONTS IN TUCSON AND THROUGHOUT THE COUNTRY, THEY MOVED IN AND OUT FROM THE BUILDING PLANE AND ENTRIES WERE MODIFIED TO SUIT THE CHANGING NEEDS OF THE BUILDING PROGRAM.

CHECKLIST FOR TREATMENT OF HISTORIC PROPERTIES, CONTINUED

PROPORTION	AS STATED ABOVE, THE HORIZONTAL AND VERTICAL SPACING AND PROPORTIONS ARE RELATED TO EXISTING PROPORTIONS OF HISTORIC DOWNTOWN STOREFRONT ARCHITECTURE AND THE PRISMATIC GLAZING SITUATED DIRECTLY ABOVE THE PROPOSED CONSTRUCTION.
ROOF TYPES	NOT APPLICABLE
SURFACE TEXTURE	ALONG WITH THE STOREFRONT CONSTRUCTION, THIS PROJECT IS PROPOSING REMOVING THE CERAMIC TILE AT THE CORNER COLUMNS OF THE BUILDING. IT APPEARS THE COLUMNS HAVE HAD A VARIETY OF SURFACES OVER TIME - ORIGINALLY STUCCO AND THEN MOVING TO BRICK SOMETIME AFTER 1957 AND THEN THE CURRENT ITERATION OF CERAMIC TILE. THE PROJECT PROPOSES A STUCCO SYSTEM TO MATCH THE EAST, SOUTH, AND NORTH FACADES AT THE CORNER COLUMNS.
PROJECTIONS AND RECESIONS	FACADE IS BEING PLACED AT THE PROPERTY LINE WITH RECESSED ALCOVES FOR ENTRY DOORS TO THE BUILDING. MINOR ARTICULATION IS BEING PROVIDED FOR AT THE BASE OF THE STOREFRONT SYSTEM WITH PLATE STEEL. 3 HORIZONTAL BANDS RECEEDING TOWARDS THE BASE AND A VERTICAL PROJECTION AT THE THIRD BAND IS PROVIDED EQUALLY SPACED AT THE STOREFRONT DIVISIONS.
DETAILS	HORIZONTAL BANDING OCCURS THROUGHOUT THE BUILDING FACADE AND IS PROPOSED FOR THE BASE OF THE STOREFRONT.



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RIO NUEVO AREA ZONING DESIGN STANDARDS - UDC 5.12.7.C

RESPECT SCALE	THE PROPOSED DESIGN FOLLOWS A SIMILAR PATTERN TO STOREFRONTS WITHIN THE DEVELOPMENT ZONE AND THE GENERAL DOWNTOWN AREA - A STOREFRONT FACADE AT THE PROPERTY EDGE WITH RECESSED ENTRY ALCOVES COMPOSED OF GLASS RESTING ON SOLID/OPAQUE BASE. TYPICALLY THE SCALE OF THESE SYSTEMS HAVE GLASS FROM 9' ABOVE GRADE TO 12" - 24" ABOVE GRADE. THE PROPOSED SYSTEM HAS A BASE FROM 9" TO 16" WITH GLASS TO 9'0. THE VERTICAL DIVISIONS IN THE STOREFRONT SYSTEM ARE BASED ON THE VERTICAL DIVISIONS IN THE EXISTING PRISMATIC GLAZING DIRECTLY ABOVE THE PROPOSED STOREFRONT
SETBACK	MAINTAINS PREVAILING STREET SETBACK FACADE IS BEING PLACED AT PROPERTY LINE WITH ALCOVES FOR ENTRY DOORS - SIMILAR APPROACH SEEN IN MULTIPLE STOREFRONTS THROUGHOUT DOWNTOWN TUCSON
SCALE DEFINING FEATURES AT THE FIRST TWO FLOOR LEVELS	THE PROPOSED STOREFRONT IS BEING PLACED ALONG THE STREET FRONTAGE OF THE BUILDING - REPLACING A LARGE ALCOVE. AS STATED ABOVE, THE STOREFRONT WILL BE DIVIDED HORIZONTALLY AND VERTICALLY TO PROVIDE SCALE DEFINING FEATURES
GREATER FLOOR TO FLOOR HEIGHT AT FRONTAGE	NOT APPLICABLE. EXISTING CONDITION
SINGLE PLANE MAY NOT BE LONGER THAN 50' WITHOUT RELIEF	4 RECESSED ALCOVES EQUALLY SPACED ARE PROPOSED ALONG THE 100' FACADE
PEDESTRIAN SCALED, ETC EXTERIOR LIGHTING	NOT APPLICABLE. NO CHANGE TO LIGHTING
VISIBLE FRONT DOORS	VISIBLE. HIGHLIGHTED VIA THE RECESSED ALCOVE
RESPECT HISTORY	SEE HISTORIC PRESERVATION CHECKLIST SHEET
SHIELD FROM HEAT AND GLARE	PROPOSED FACADE MODIFICATIONS ARE TO THE EAST AND NORTH FACADES. GLARE ALONG THE NORTH FACADE WILL NOT OCCUR. GLARE AT THE EAST FACADE WILL REMAIN AS IT HAS
VEHICULAR AREAS	NOT APPLICABLE

RIO NUEVO AREA ZONING DESIGN STANDARDS - UDC 5.12.7.C, CONTINUED

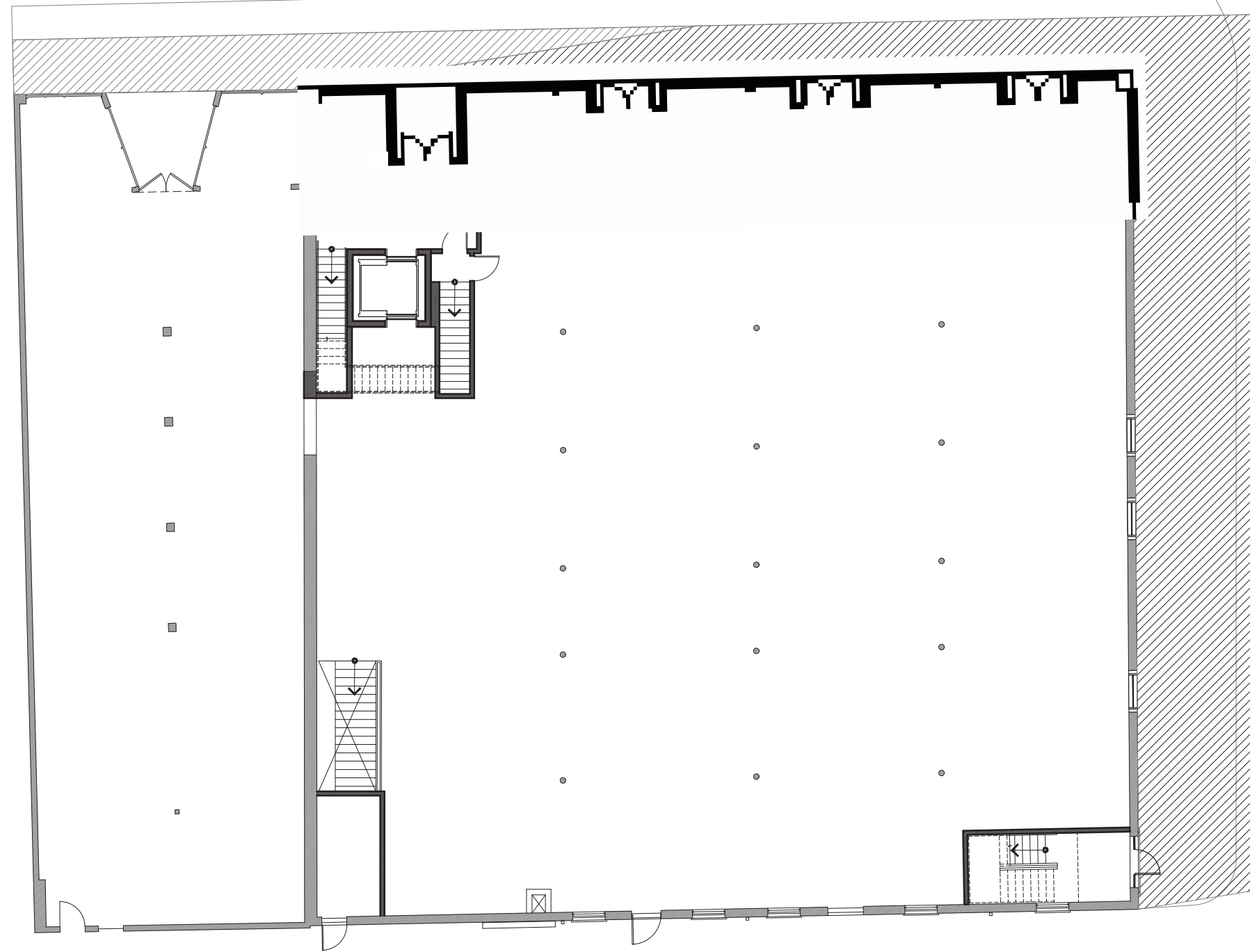
ADEQUATE SHADE	SEE DIAGRAM ON NEXT SHEET
COLORS	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SEALED COLD ROLLED STEEL AT BASE. STOREFRONTS THROUGHOUT HISTORY OF BUILDING CHANGED FROM COPPER (ASSUMED) TO ALUMINUM (EXISTING)
NEW BUILDINGS	NOT APPLICABLE
24HR STREET LEVEL ACTIVITY WITH MIX OF RETAIL, OFFICE, AND HOUSING	EXISTING BUILDING HAS A CO-WORK SPACE ON SECOND FLOOR. FIRST FLOOR IS PROPOSED RETAIL
PRIMARY PUBLIC ENTRIES AT SIDEWALK	AS PROPOSED
SITE DESIGN - VEHICULAR	NOT APPLICABLE
PARKING	NOT APPLICABLE
PLAZAS AND PED NODES	NOT APPLICABLE
VIEWSHED	NOT APPLICABLE
LINKAGES	NOT APPLICABLE
SHADE	SEE DIAGRAM ON NEXT SHEET
DEMOLITION	NOT APPLICABLE



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TOTAL SQFT OF SIDEWALK ALONG NORTH AND EAST FACADES = 2535 SQFT
TOTAL SQFT OF SHADED SIDEWALK AT 2PM ON JUNE 21 = 1765 SQFT
70% COVERAGE



SHADE DIAGRAM

1/16" = 1'-0"

1



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HISTORIC & SPECIAL DISTRICT
REVIEW PROCESS

130 EAST CONGRESS ST
FACADE RENOVATION

SHADE DIAGRAM

G15