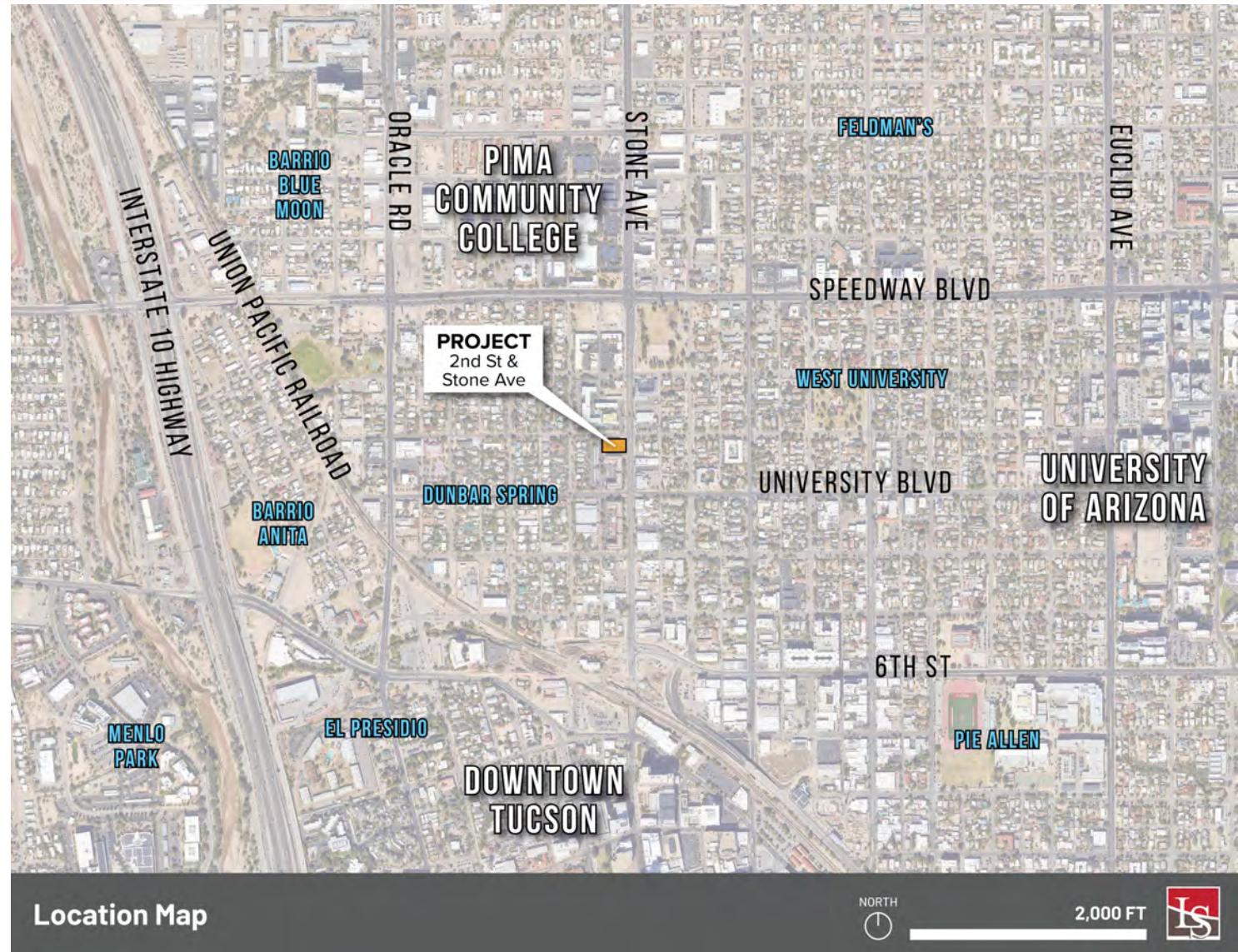


# 847 N. STONE AVE INFILL INCENTIVE DISTRICT

IID-DRC Meeting  
December 20, 2023

# Location Map

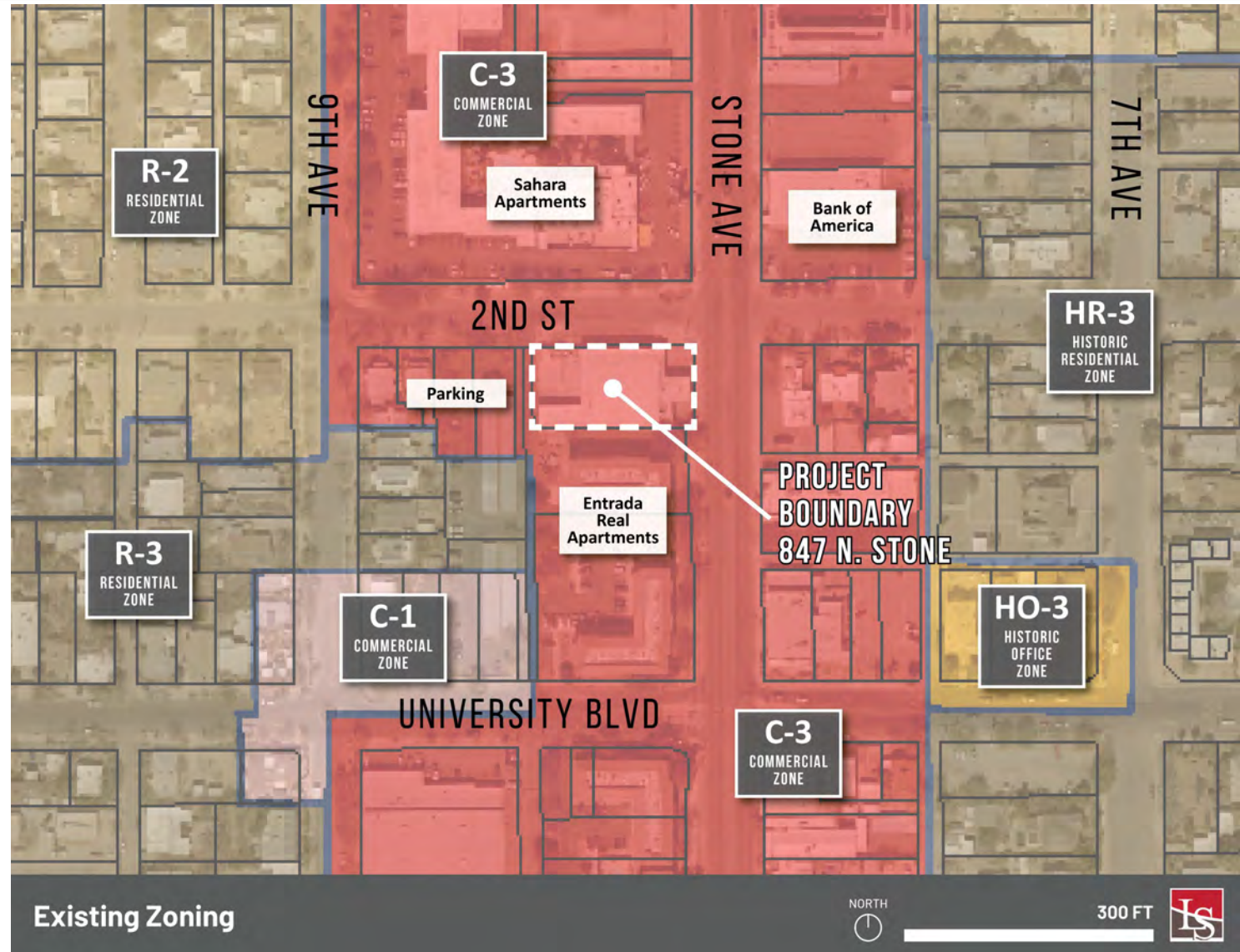


# Aerial Image

847 N. STONE AVE.



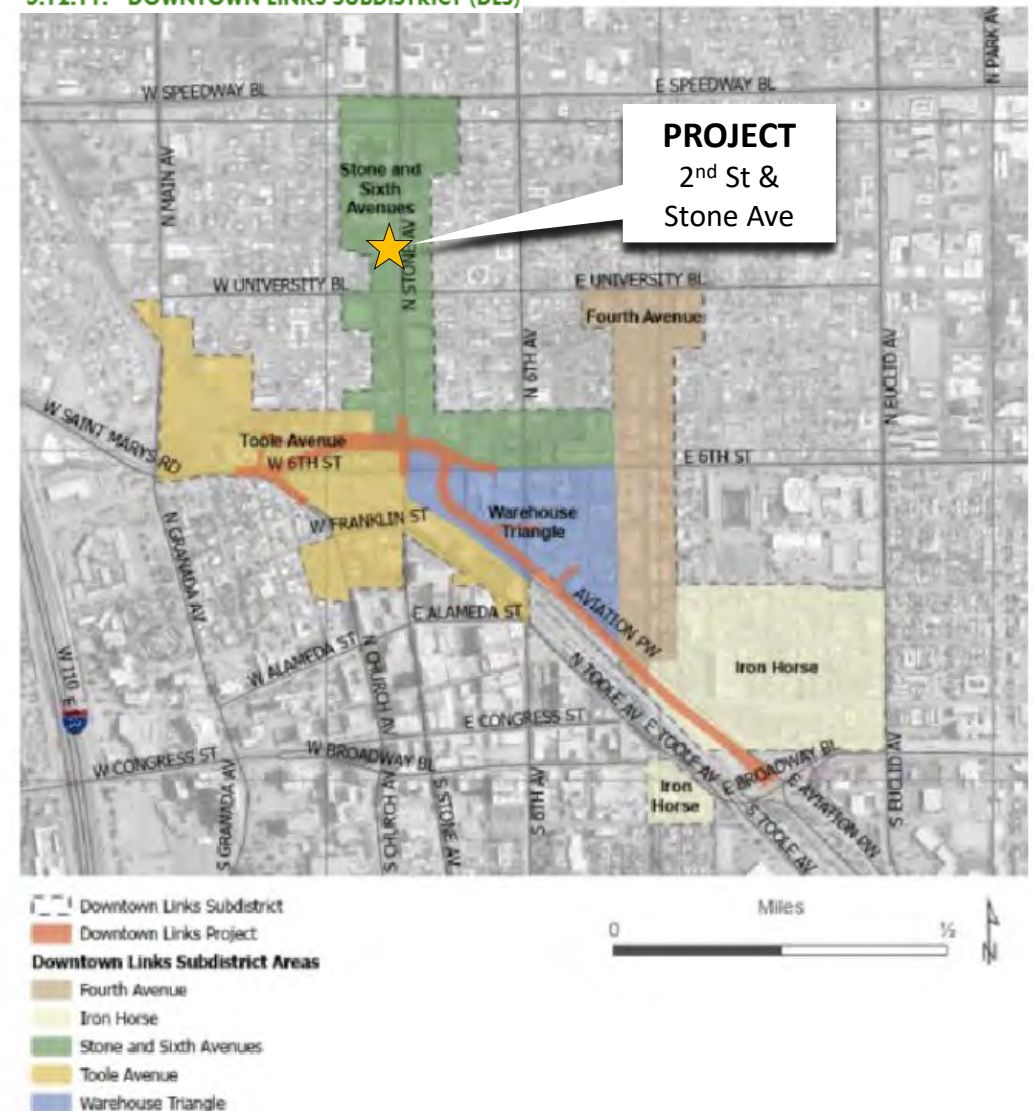
# Zoning Map



# Applicable Overlay Districts



## 5.12.11. DOWNTOWN LINKS SUBDISTRICT (DLS)



# Property History



Beaudry Motor Company Envelope Header - 1946



1939 Buick "Special" Coupe

**Coolidge Rains Go Over Older Records**  
 TUCSON, Dec. 19.—(Special)—A heavy rain, which brought down the thermometer to 45 degrees, was the heaviest since the late 1920s. The rain, which fell in some places as much as 1.5 inches, was the heaviest since the late 1920s. The rain, which fell in some places as much as 1.5 inches, was the heaviest since the late 1920s.

**SOLDIERS LIKE CAKE!**  
 Anything you have in mind to eat during your stay at camp—whether it's a hot, piping hot sandwich or a cold, refreshing drink—will be prepared quickly and served by the mess hall. When you have something to eat, let the mess hall know.

**RAILWAY EXPRESS**  
 NATION-WIDE RAIL AIR SERVICE

**REILLY**  
 Undertaking Company  
 AMBULANCE SERVICE  
 DAY AND NIGHT  
 Phone 37

**Protected Ownership**  
**MEANS PROTECTED INVESTMENT**  
 The title is everything in a realty transaction. If that has a flaw, however slight, the title investment is in jeopardy. It is not worth while to take this chance, when Title Insurance costs so little—and protects so completely.

**TUCSON TITLE INSURANCE CO.**  
 TITLE INSURANCE ABSTRACTS ESCROWS  
 46 S. CHURCH—J. J. OGDOW, PRES.—PHONE 3727

**Folks**  
 SEE  
**BEAUDRY MOTOR CO.**  
 TODAY  
 North Stone Avenue, at Second Street

**COMPLIMENTS OF**  
**MOTOR SUPPLY CO.**  
 EVERYTHING FOR THE CAR  
 140 South Sixth Avenue Phone 654

The Arizona Daily Star – December 19, 1940

**GRAND OPENING**

1941  
**Plymouth**  
 4-Door Sedan  
**\$899**  
 Delivered In  
 Tucson  
 Other Models  
 Priced  
 Accordingly

OFFICIAL  
 A.A.A.  
 GARAGE  
 Distributors  
 GOODYEAR  
 Tires, Tubes  
 Batteries  
**24-HOUR**  
 Service

**BEAUDRY MOTOR CO.**  
**SALES CHRYSLER - PLYMOUTH SERVICE**

**FREE** TO EVERY CUSTOMER—A Registered Key Case that will automatically be returned to the owner in case of loss. Also, whisk brooms, coat hangers, memo pads, yard sticks and candy to the kiddies when accompanied by their parents.

Tucsonans—Motorists and Non-Motorists: You are cordially invited to inspect our new home at North Stone Ave. and 2nd St. This building, which covers 12,000 sq. ft., we believe is an outstanding tribute to the growth of Tucson.

Service is what we are equipped to give—straight through from the gasoline pumps to the most intricate tune-up work in the shop. Our service department is equipped with the newest of wheel alignment machines, the newest type dynamic and static wheel balancer, modern tune-up equipment, a mechanical washing machine that cleans chassis as well as body, also a battery charger that will recharge a battery in 30 minutes. Our service men are skilled, factory-trained craftsmen. These two major items combine to give you faster and more economical automobile repair than you have ever experienced.

In addition to this, we have a complete stock of Goodyear tires, tubes, batteries and Chrysler-approved parts and accessories.

Display of our new cars is unique due to the fact that our showroom is of the open, drive-in type. Our salesforce is ready to give you the service and answer any questions desired.

**1939 DESOTO TOURING SEDAN**  
 Seat covers Radio. First class condition throughout. **\$695**

**1939 PLYMOUTH DELUXE COUPE**  
 VERY CLEAN—RADIO **\$495**

**1939 BUICK "SPECIAL" COUPE**  
 A1 Condition—Full Equipped—A BARGAIN **\$625**

**North Stone at Second** **Open 24 Hours a Day** **Phone 5772**

# Then...

847 N. STONE AVE.



S. M. Beaudry, who today opens the new home of Chrysler and Plymouth cars in Tucson at the corner of Stone avenue and Second street. The firm will hold open house for visitors today.

Beaudry Motor Company - 1940

December 20, 2023

# ...and Now

847 N. STONE AVE.



2012 Historic Property Inventory Form

August 2023



December 20, 2023



# Concept Site Plan



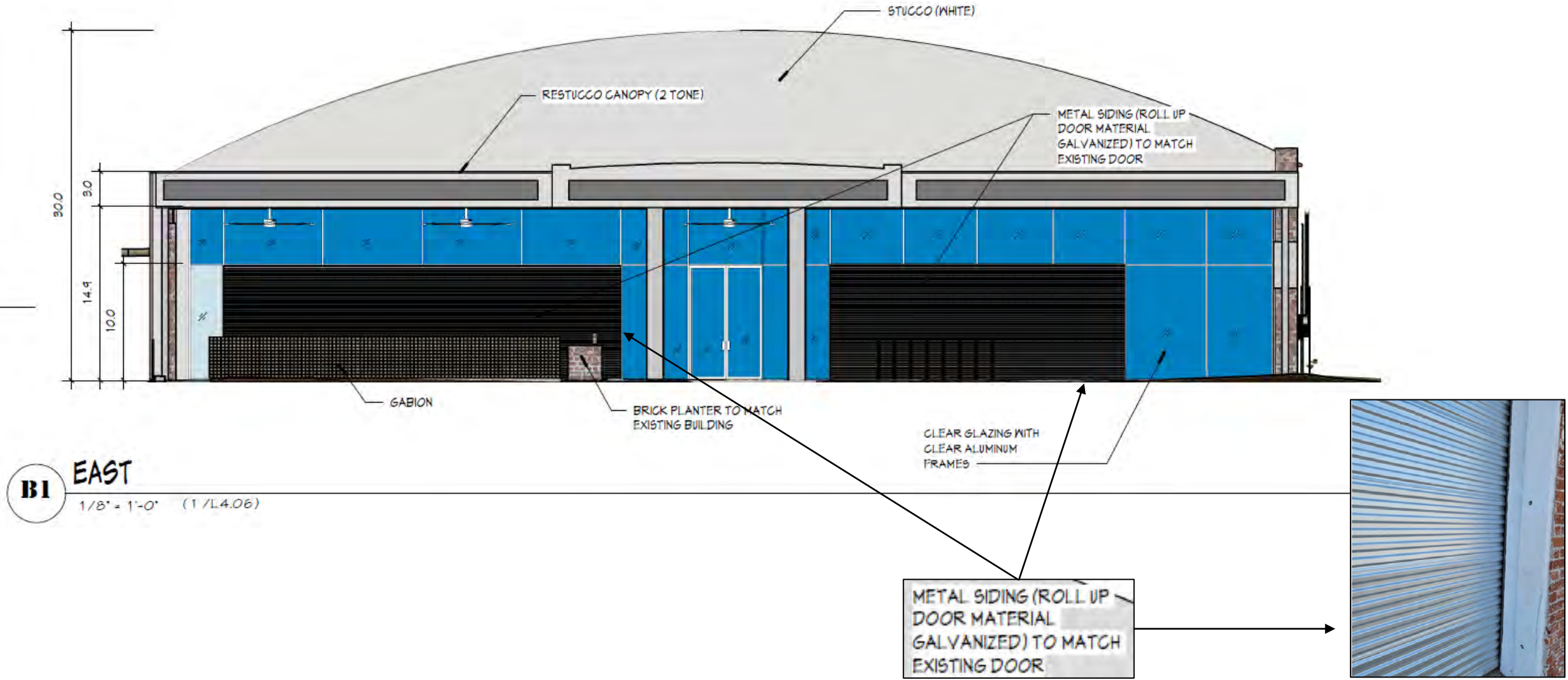
**KEYNOTES**

SYMBOL	DESCRIPTION
1	8" POLY RAGAS TYPE 102
2	CONCRETE PEDESTAL BASE FOR SEMI-PERMANENT DISPLAY OF LARGE ITEMS
3	HIGH-TOP COFFEE TABLE
4	MAIN ENTRANCE CONCRETE, EXISTING (TO BE TREATED TO MATCH THE INTERIOR)
5	LIGHT TAN INTEGRAL COLOR CONCRETE WITH ACID WASH EXPOSED AGGREGATE
6	DASHIN WALL, LIGHT COLORED CATALINA SCHIST WITH ACCENT GEMSTONE, METAL CASE
7	COLORADO GRAVEL
8	GROUND CONCRETE (EXPOSED AGGREGATE) (NOT POLISHED)
9	COFFEE TABLES
10	CANOPY OVERHANG, EXISTING
11	STEEL COLUMNS, EXISTING
12	PUBLIC WALK, EXISTING
13	RAISED PLANTER, 8" ONAGE ON TOP
14	TREE CANOPY, EXISTING
15	UNDULATING GROUND

## CRYSTAL CAFÉ AND GALLERY

# Elevation – East Facade

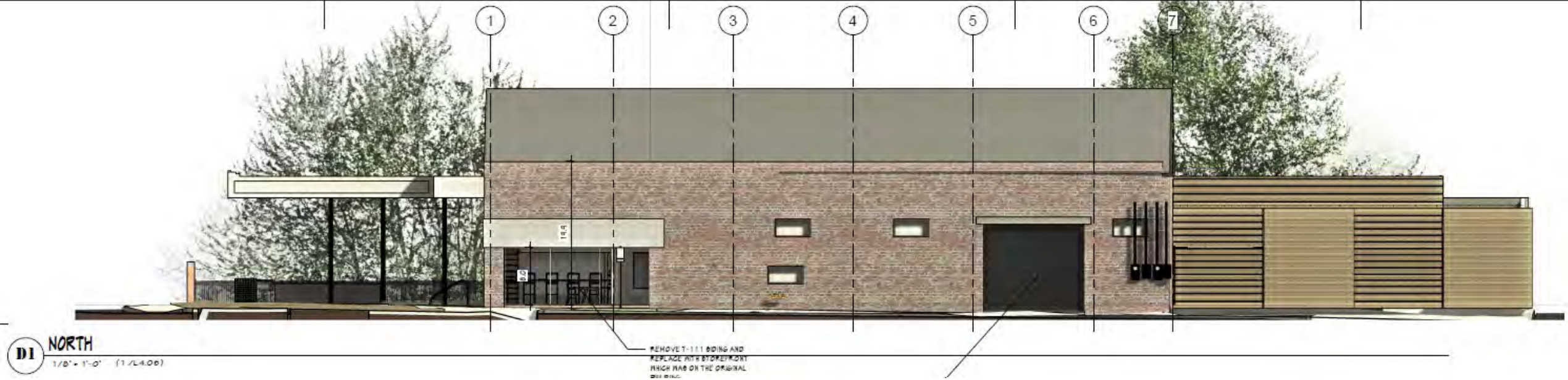
847 N. STONE AVE.



December 20, 2023

# Elevation – North Facade

847 N. STONE AVE.



# Conceptual Rendering

847 N. STONE AVE.



December 20, 2023

# Conceptual Rendering

847 N. STONE AVE.



December 20, 2023

# Landscape Materials Board

01 LOW WALL MATERIALS



GABION WALL



LOW BRICK WALL 03

02 MATERIALS FOR SURFACE



GROUND GREY CONCRETE NON POLISHED



LIGHT TAN, ACID WASHED



EXPOSED AGG CONCRETE



STANDARD GREY CONCRETE

03 SITE FURNITURE



BIKE RACKS 02



HIGH TOP COFFEE TABLE

# Landscape Materials Board

847 N. STONE AVE.

01 TREES



CHILOPSIS LINEARIS



ACACIA WILLARDIANA



QUERCUS FUSIFORMIS



ACACIA ANURA

02 ACCENTS



CARNEGIEA GIGANTEA



AGAVE WEBERII



DASYLIRION ACROTRICHUM



PEDILANTHUS BRACTEATUS



BRAKELIGHTS RED YUCCA



MUHLENBERGIA RIGIDA



CALAMAGROSTIS X ACUTIFLORA



NASSELLA TENUISSIMA



YUCCA RECURVIFOLIA

03 SHRUBS



TRIDENT SAGE



YELLOW BELLS



HYBRID RED FAIRY DUSTER

# QUESTIONS?

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# North Façade Photos

847 N. STONE AVE.

