



Historic Preservation Zone Application Package



Forbes at The Baffert at 5 Points

June 2026

Owner

Larry Kappler
KBL 727 LLC
Tucson, AZ

Client

Ben Forbes
Forbes Meat Co.
Tucson, AZ

Architect

David E. Shambach, Architect, Inc.
Tucson, AZ



Northwest Perspective



Project Description

06.25.2026

This project proposes the addition of a permanent shade cover over an existing outdoor seating patio at The Baffert at 5-Points. The subject property features a code-compliant, 32,741 SF mixed-use building within a C-3 zone, encompassing Group S-2, A-2, M, and R-2 occupancy classifications. The primary intent of the proposed shade cover is to allow the client to better utilize the existing patio as outdoor seating, fulfilling its original design purpose. Alongside the shade structure, minor site enhancements will be introduced, including moveable planters with integrated vertical screens, a barbecue with an associated prep area, and a dry bar located in front of the outdoor kitchen.

The proposed improvements conform entirely with the property's existing municipal requirements and prior development approvals. No new curb cuts or additional parking will be required for this modification. While the original development package mandated 78 parking spaces prior to reductions, updated occupancy calculations demonstrate that the current layout only requires 61 spaces prior to reductions, ensuring the project remains fully compliant with previously approved parking allocations. A comprehensive architectural exhibit including a site plan, section drawings, and perspective views is provided with this submittal to communicate the design intent and secure the necessary historic and IID approvals.



Design Narrative

06.25.2026

The Forbes Exterior Patio project proposes a small-scale development of the existing outdoor space to serve the Forbes Meat Company, located within the bottom floor commercial space of the Baffert at 5-Points building. Designed as an extension of the existing 32,741 SF structure, the project aligns closely with the original building's goals, development standards, connectivity, and pedestrian-oriented relationship to the surrounding urban commercial area. To respect the perspective and privacy of nearby residents, the proposed shade structure features a low-profile design, measuring 14 feet at its highest point (positioned 1 foot away from the existing building) and sloping down to 13 feet. The overall footprint represents a minimal increase in square footage relative to the existing building and enclosed business area, ensuring the scale remains compatible with the site.

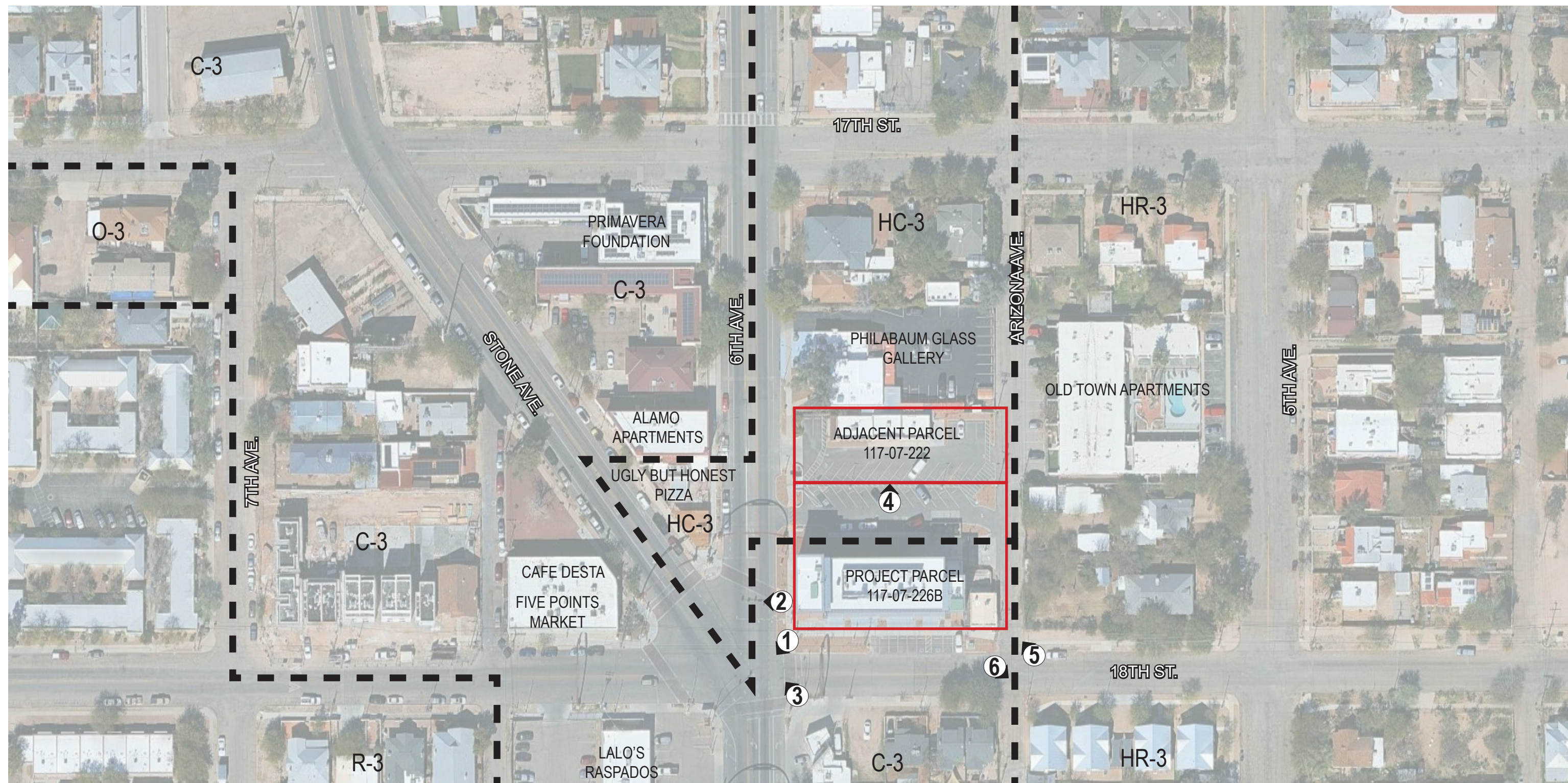
The design deliberately avoids replicating historic architecture, opting instead for a contemporary aesthetic that complements the existing property and adjacent near by buildings. Following recommendations from the historic pre-application conference (TP-PRE-1125-00242), the roof will consist of a profiled corrugated panel supported by dark rectangular beams and square tube steel columns. The material palette directly matches the dark panels found around the north-side windows of the existing building. Defining the edge of the sidewalk is a 6-foot-tall boundary wall finished with a CMU veneer to match the lower exterior of the Baffert building. This wall provides necessary operational comfort and screening for the outdoor kitchen and bar equipment while maintaining open sightlines between the interior and exterior to engage the pedestrian streetscape. The north face of the patio will feature a business logo and integrated lighting to illuminate the sidewalk and adjacent ADA parking/loading zone, while the west side will be screened by weathered steel planters and vertical screens featuring native, shade-providing vegetation.

The effort to match the existing materials of the Baffert building is in direct correlation with the Baffert's original design intent; a contemporary building bridging between two masses built of historically utilized materials (brick). The shade structure for the patio falls within the "contemporary bridge" portion of the project, so contemporary materials have been selected from the Baffert's original material palette. At the pedestrian level, the weathered steel planters and ground cap block veneer provide nods to historic materials, like lava rock walls and historic steel fences. This also follows the Baffert's current material and design language as these materials are used on the building itself at the ground floor to soften the edge of historic and contemporary.

The patio structure blends well with the other properties in the area. Ugly but Honest Pizza (directly west) is a contributing property that has a metal patio structure for outdoor seating and features a historic awning that served as a pump island back when it was a gas station. Other commercial properties that are recognized as historic contributors are over 14 feet tall and feature a variety of permanent and temporary shading solutions. It should also be noted that the commercial property directly north of the site, which is most directly affected by the changes, is a non contributing property.

This project continues the Baffert's mission to be a historically-sensitive solution to a contemporary building and should be approved to move forward.

SITE CONTEXT



↑ VIEWS ON FOLLOWING PAGES

▭ PARCEL BOUDARIES

--- ZONING BOUDARIES

Aerial Map
NTS

Site Context Photographs

06.25.2026



1. SW corner of 6th Avenue and 18th Street

Picture Taken on 06/19/2026



2. 5 Points Market to the West of the project site

Picture Taken on 06/19/2026

Site Context Photographs

06.25.2026



3. NW corner of 6th Avenue and Stone Ave.

Picture Taken on 06/19/2026



4. Property to the north

Picture Taken on 06/19/2026

Site Context Photographs

06.25.2026



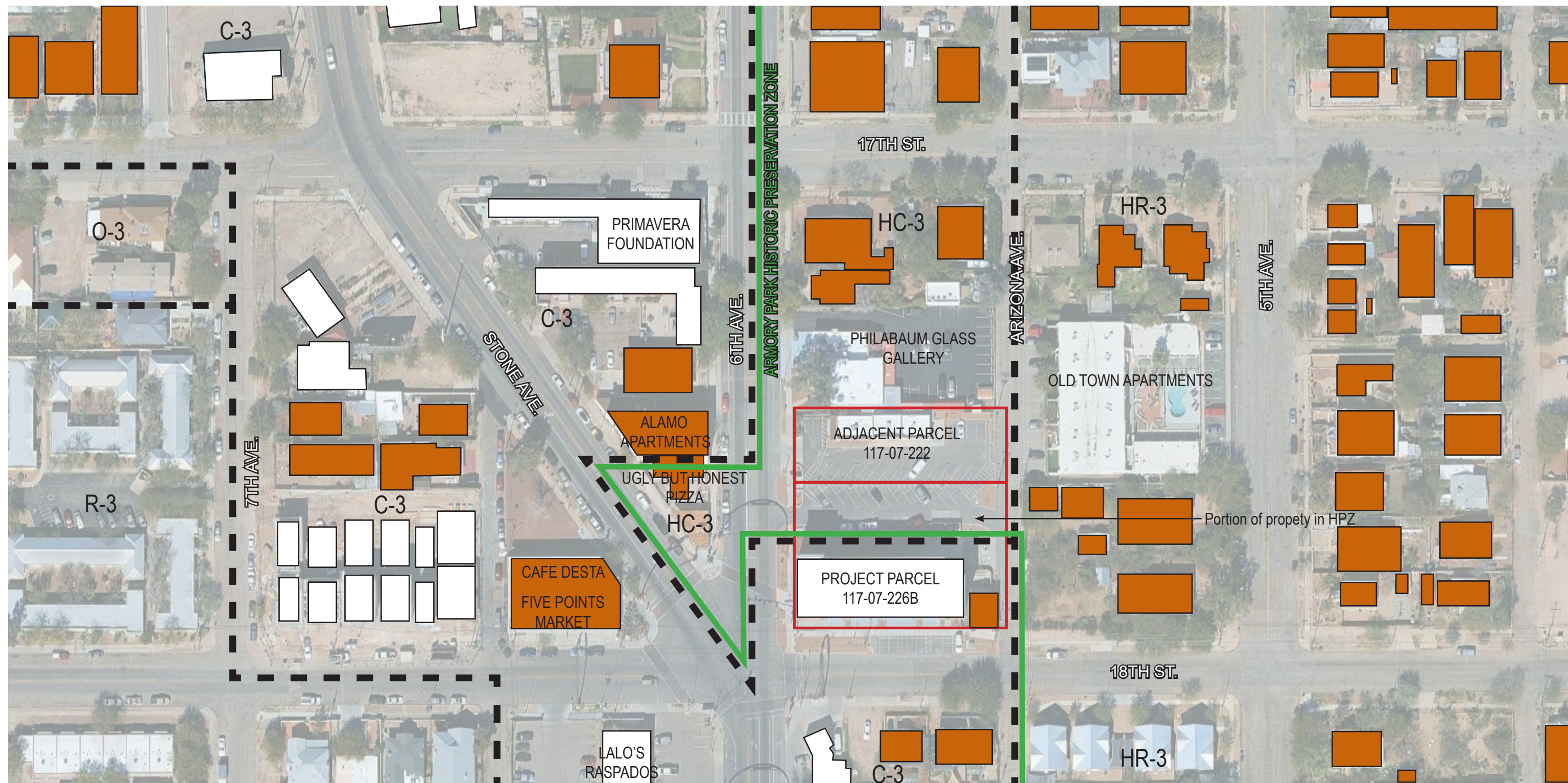
5. Casa Madre Restaurant on the SE corner of the project site

Picture Taken on 06/19/2026



6. Residences to the south of the project

Picture Taken on 06/19/2026

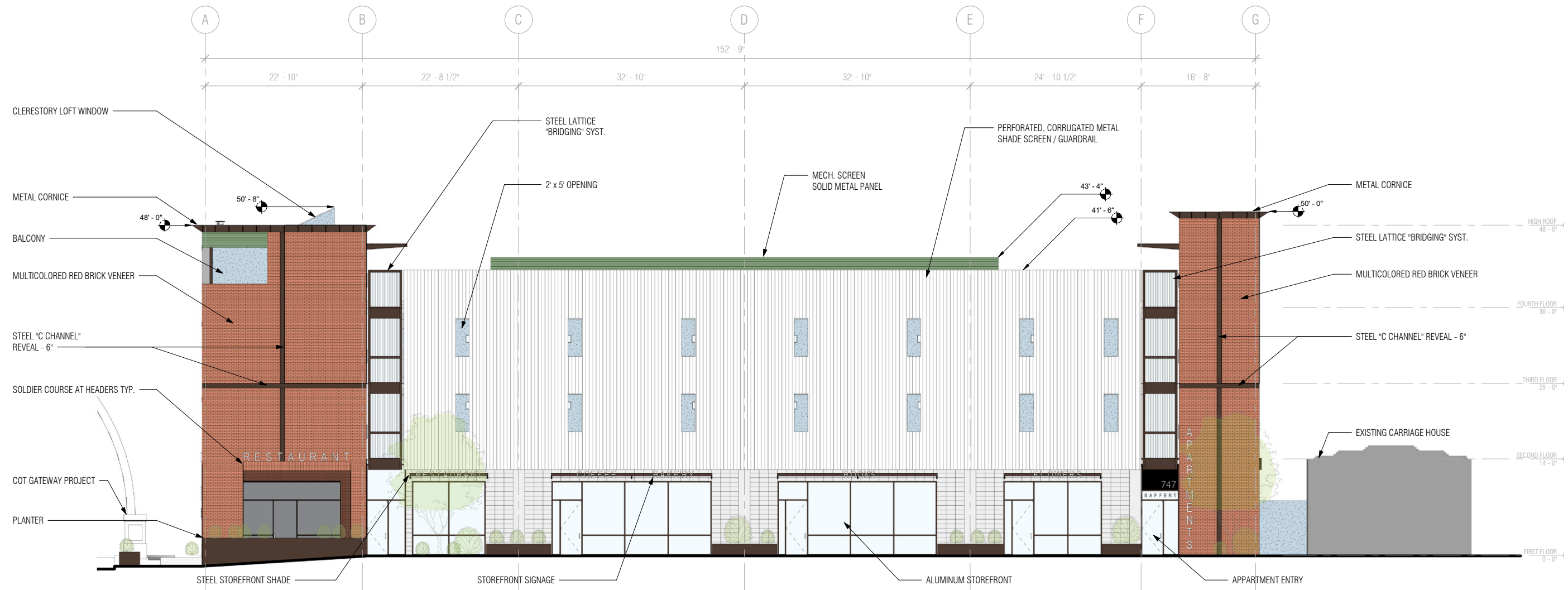


PARCEL BOUDARIES
 ZONING BOUDARIES
 HPZ BOUNDARY
 BUILDINGS IN DEVELOPMENT ZONE
 CONTRIBUTING BUILDINGS

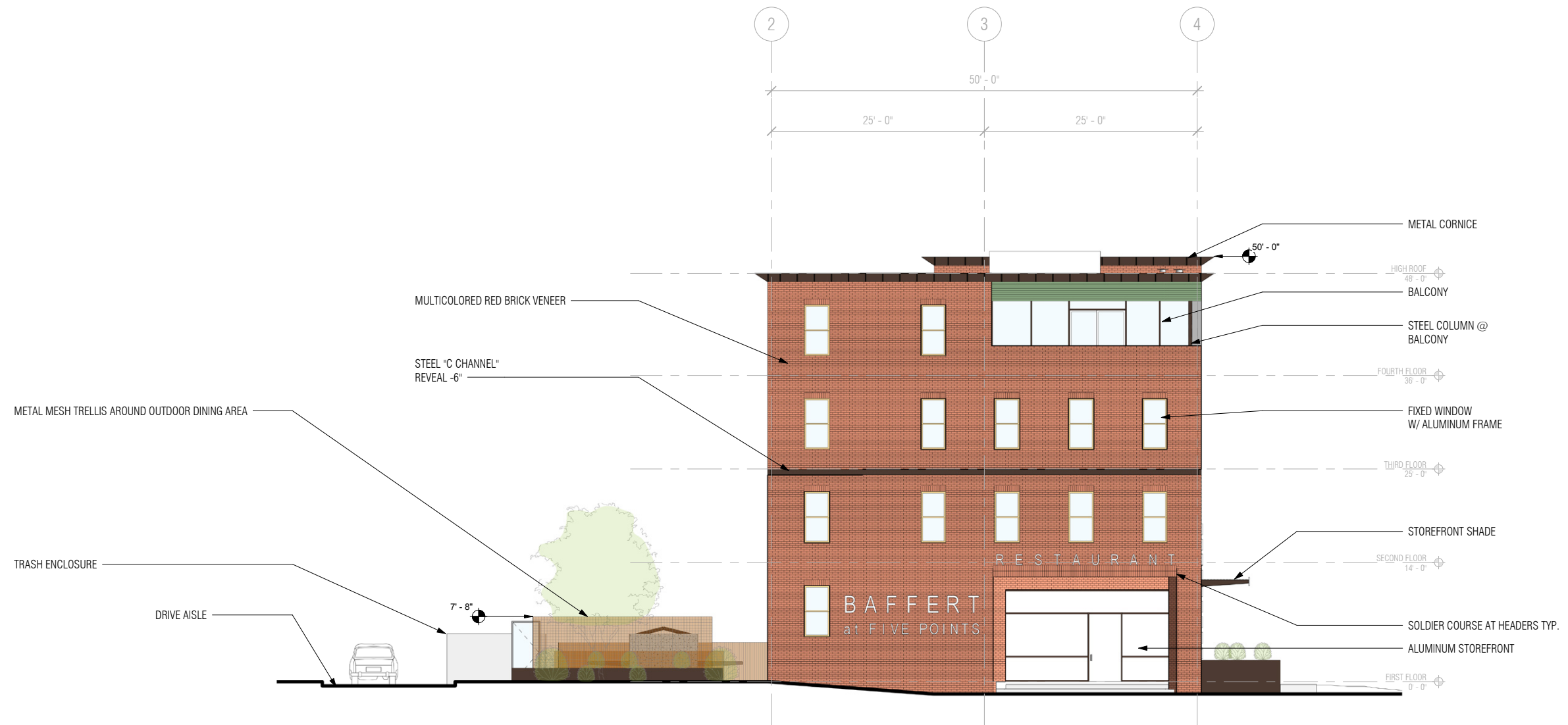
Development Zone Boundary And HPZ Contributing Structures

NTS

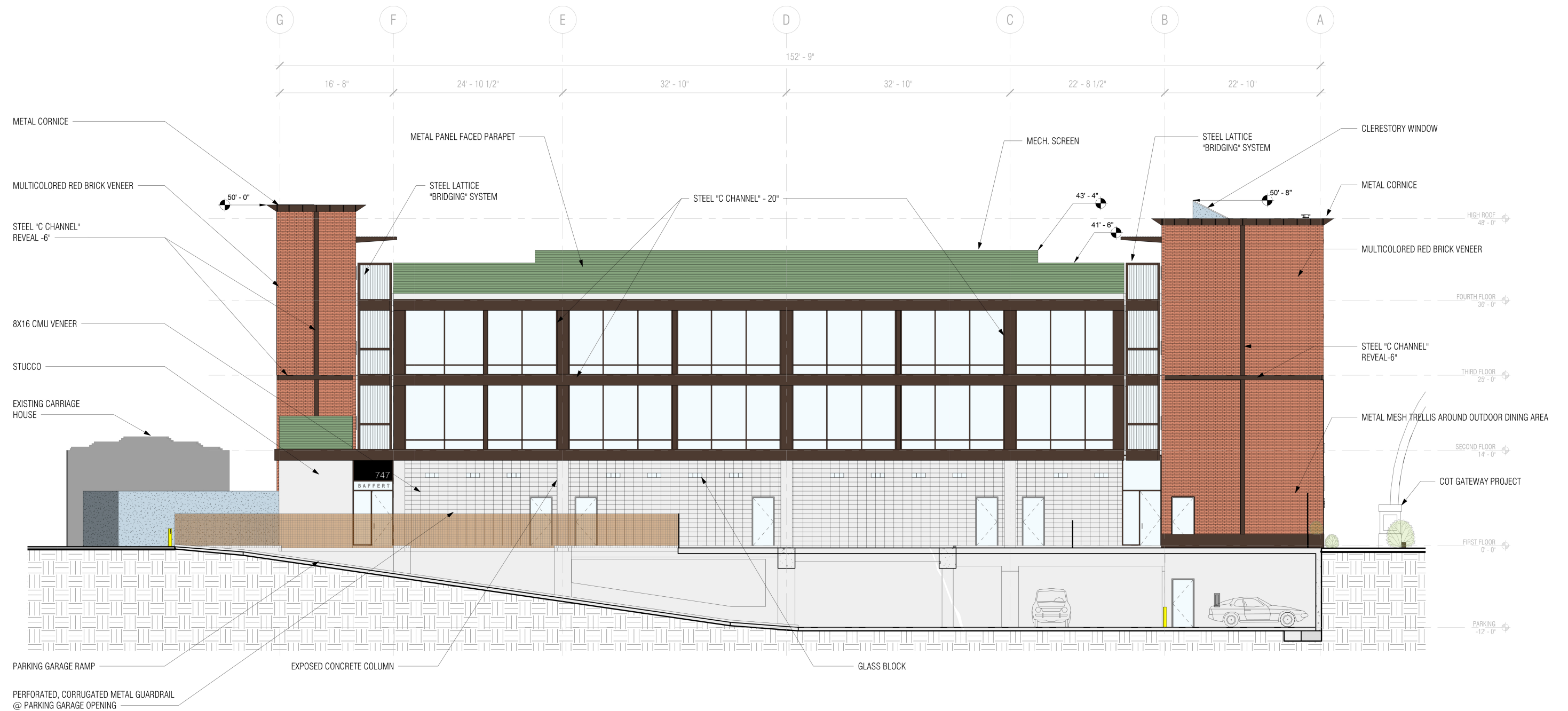
EXISTING CONDITIONS



South Elevation
Existing Structure

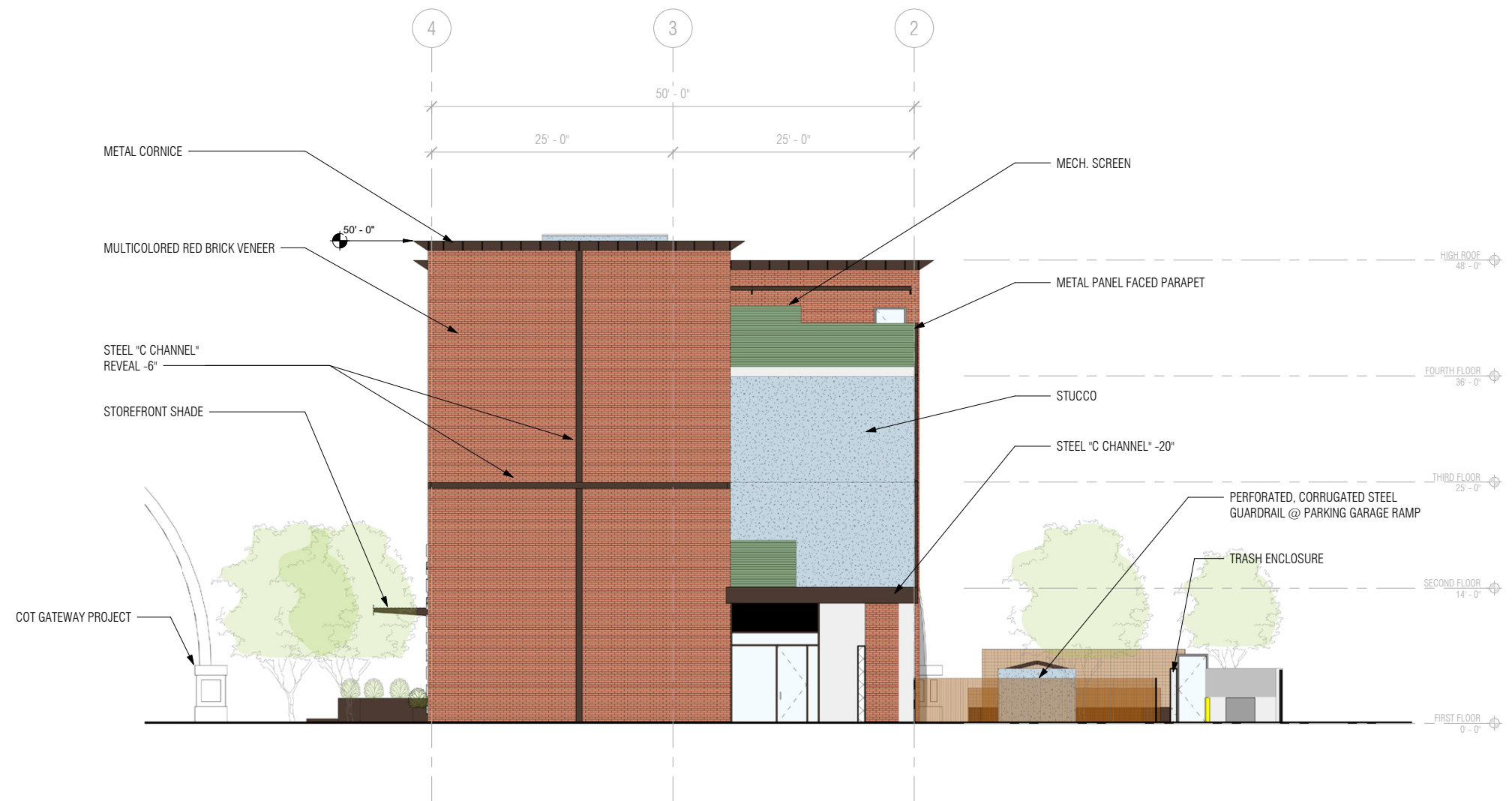


West Elevation
Existing Structure



North Elevation

Existing Structure



East Elevation
Existing Structure



1. South

Picture Taken on 06/19/2026



2. East

Picture Taken on 06/19/2026



1. North

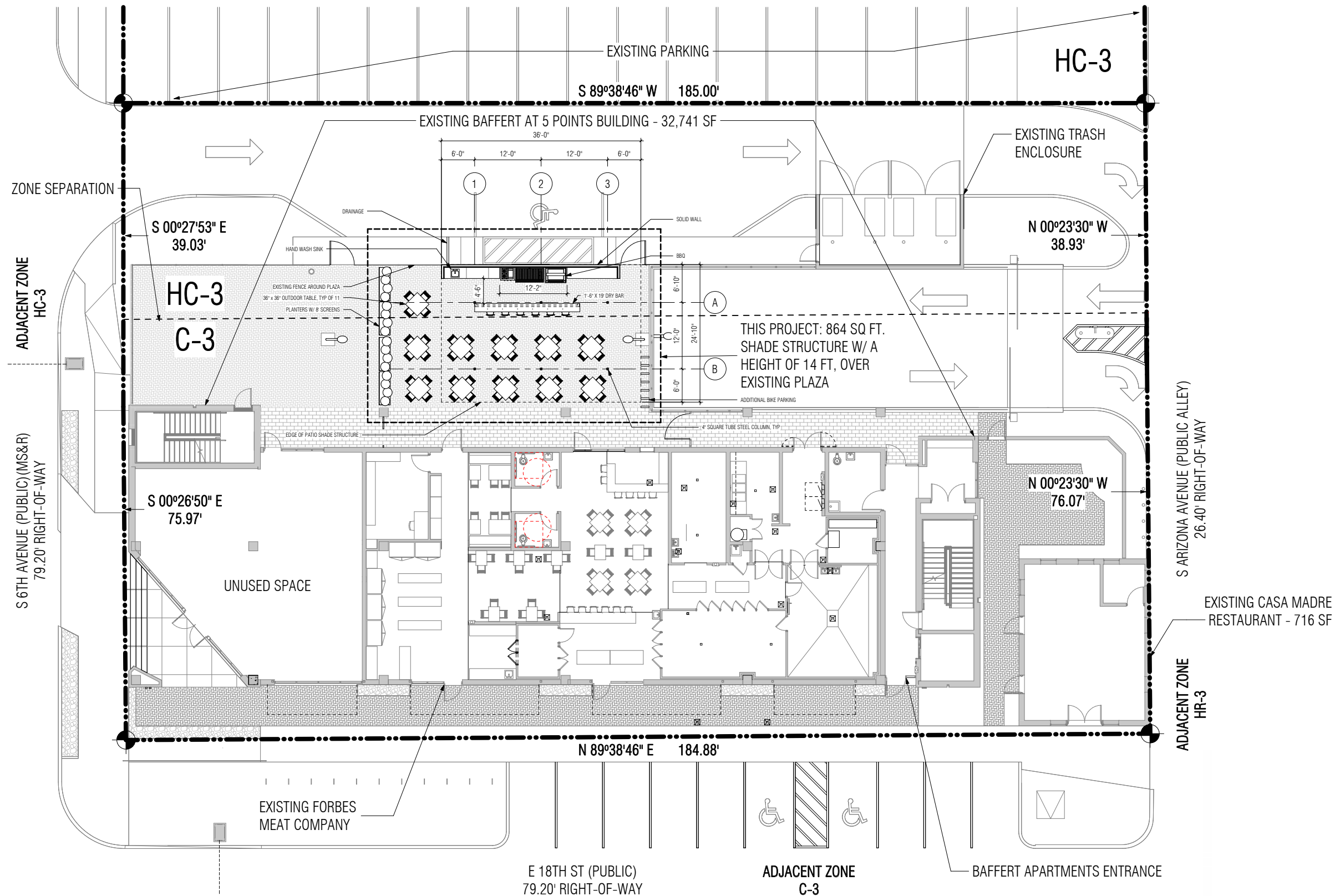
Picture Taken on 06/19/2026



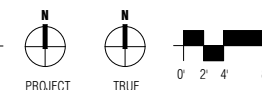
2. West

Picture Taken on 06/19/2026

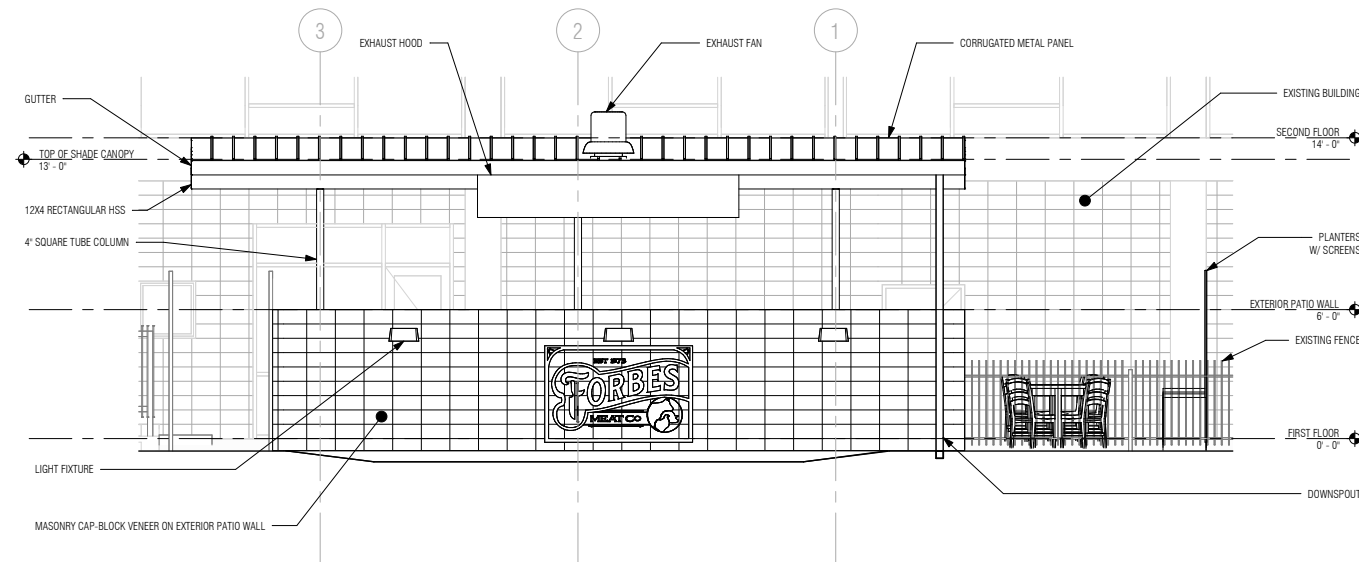
PROPOSED DESIGN



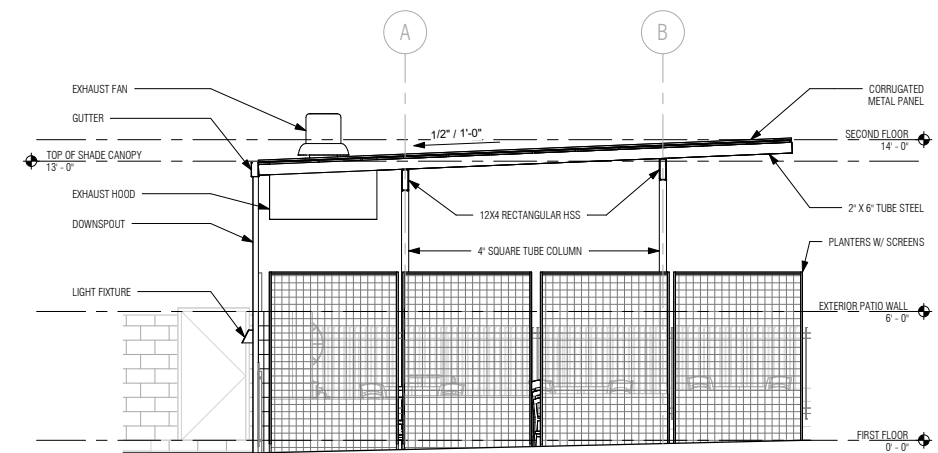
1 FIRST FLOOR PLAN
NTS



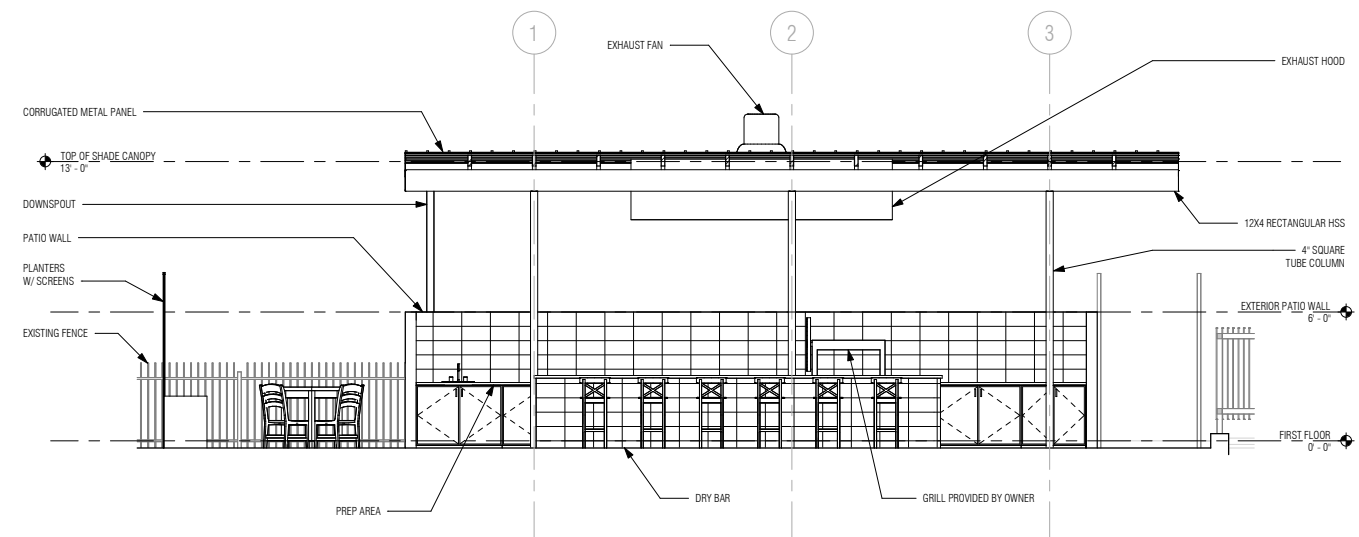
Proposed Development Site Plan



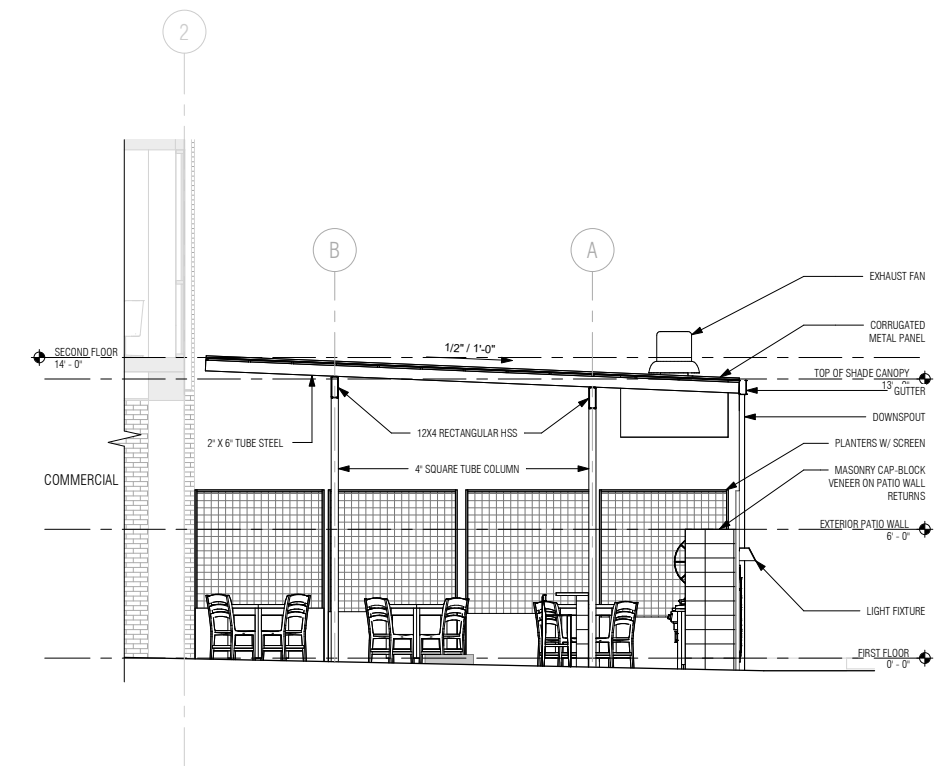
3 NORTH ELEVATION
NTS



1 WEST ELEVATION
NTS



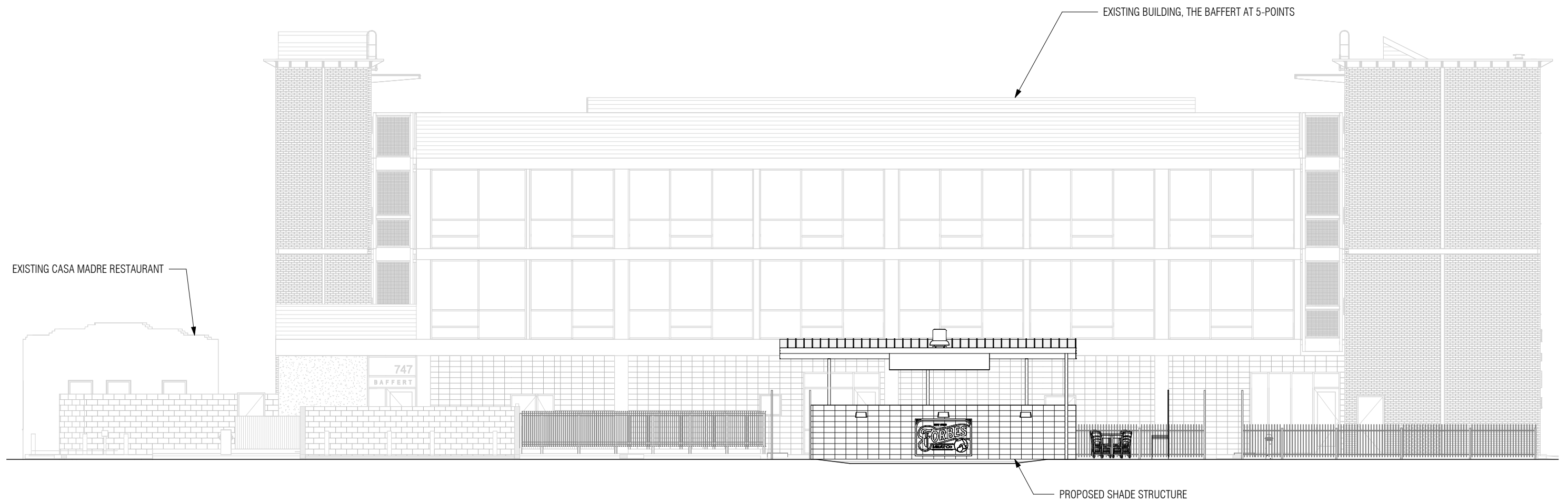
4 SOUTH ELEVATION
NTS



2 EAST ELEVATION
NTS

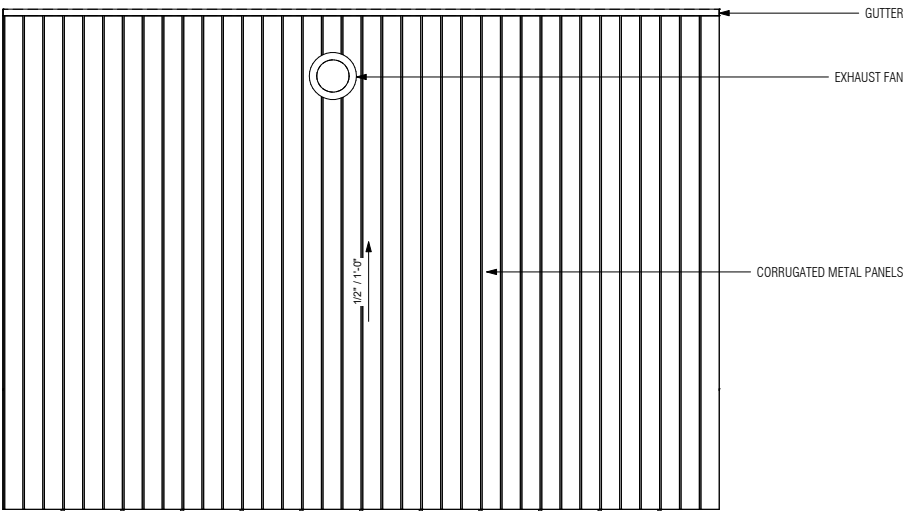


Proposed Development Elevations

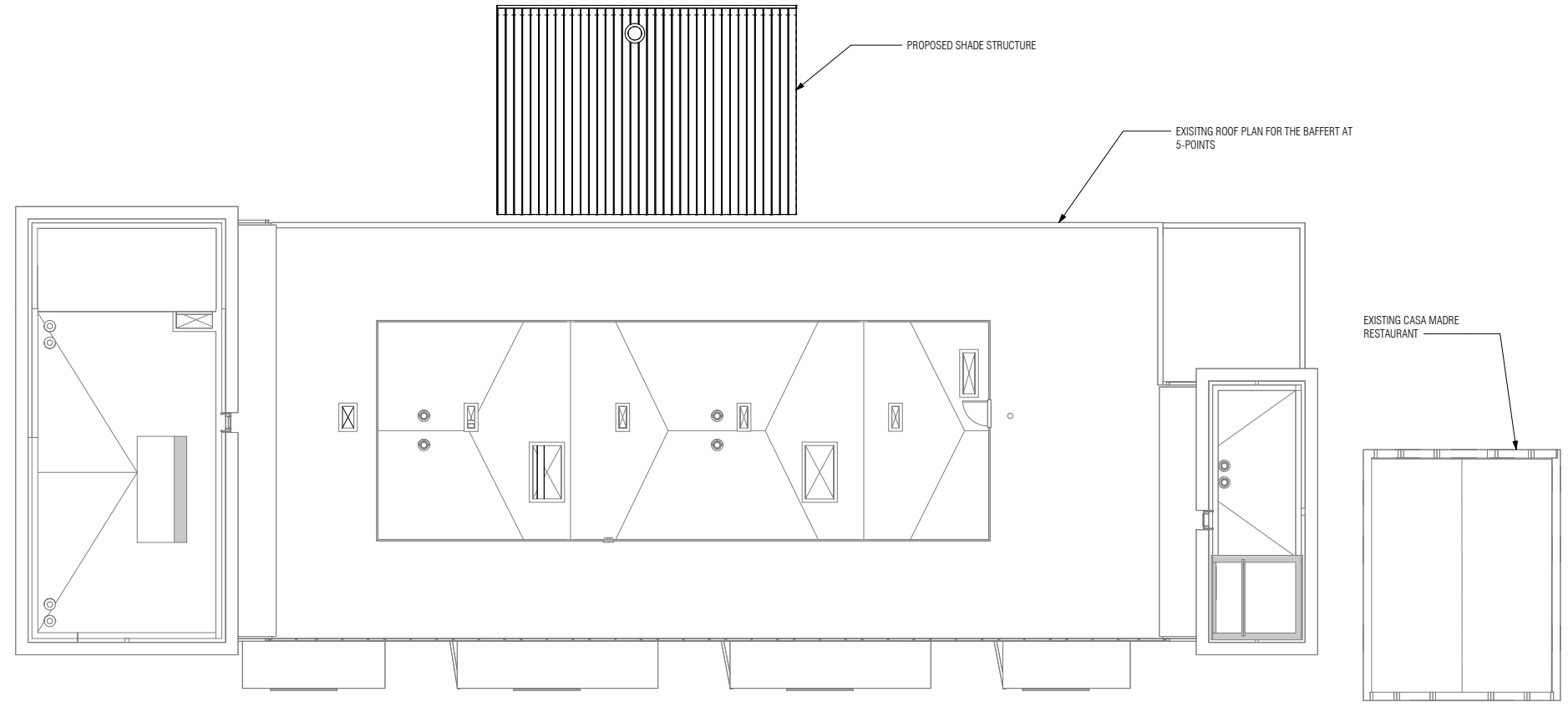


1 EXISTING/PROPOSED DEVELOPMENT NORTH ELEVATION
NTS





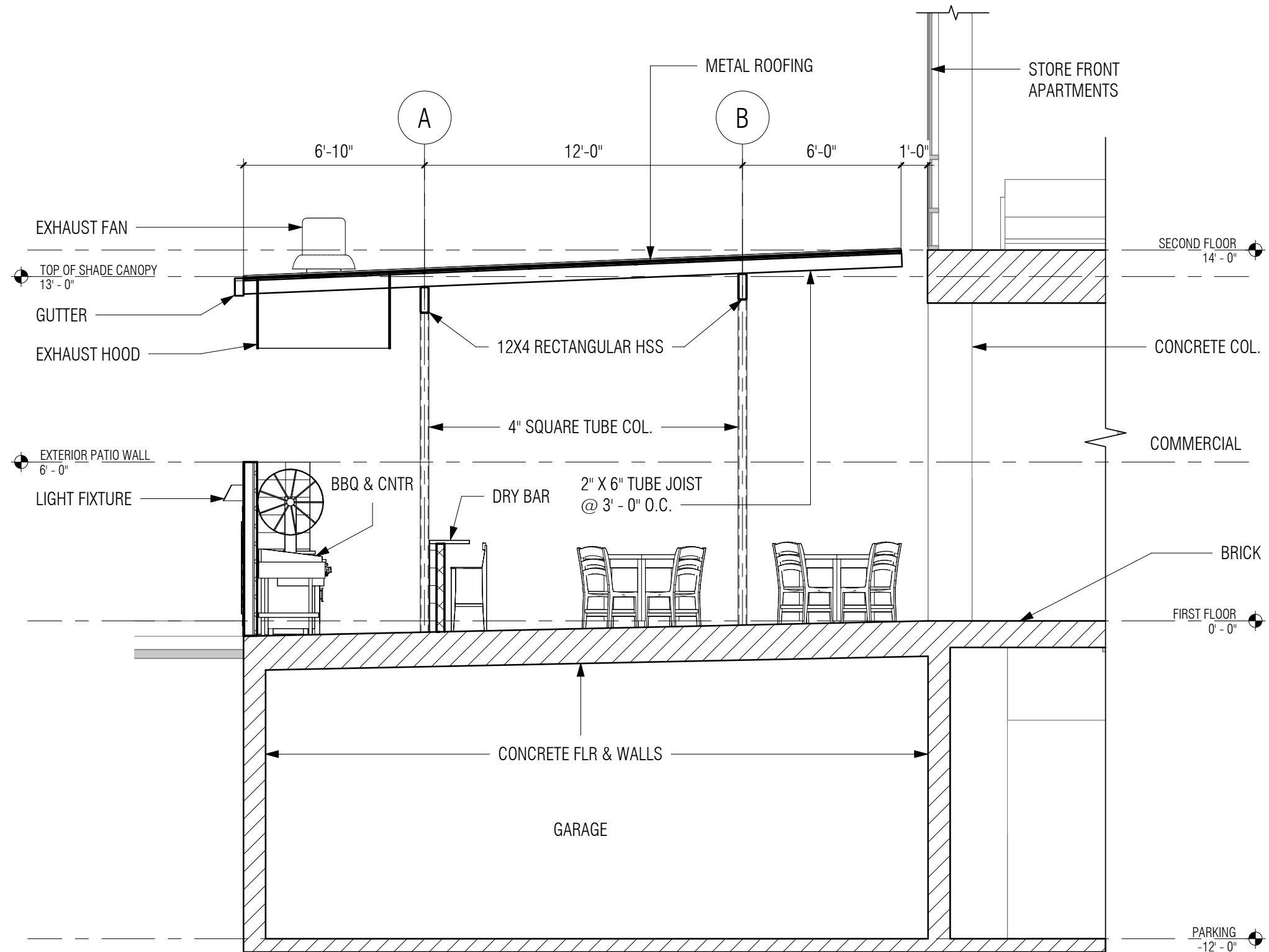
1 SHADE STRUCTURE ROOF PLAN
NTS



2 EXSITING/PROPOSED DEVELOPMENT ROOF PLAN
NTS

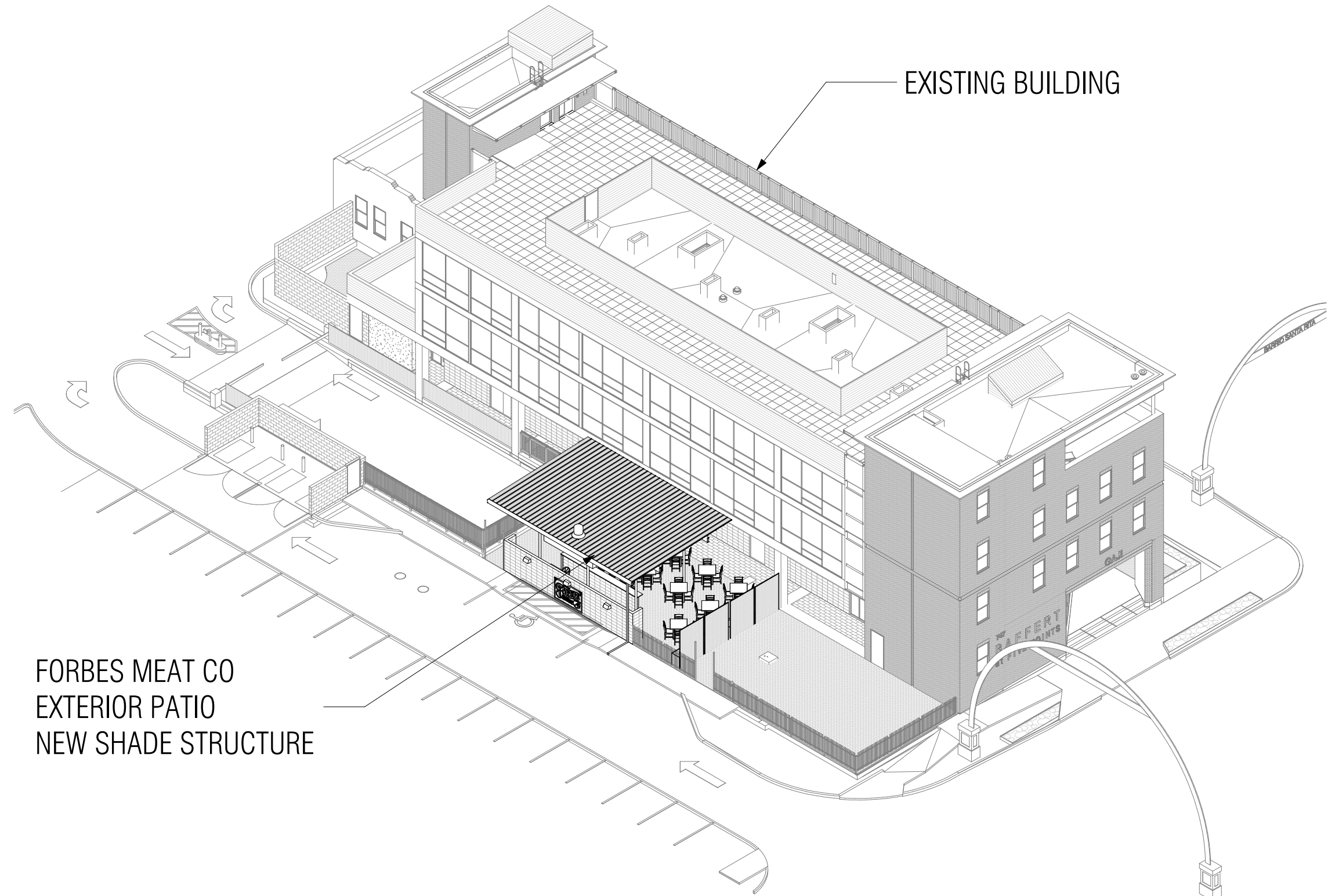


Proposed Development Roof Plan



1 SECTION 2 NTS

Proposed Development Section



3 NW AXON
NTS

Proposed Development Axonometric



Renders

WALL MATERIALS



MEDIUM GOUND CMU - COLOR TO MATCH EXISTING BLOCK ON THE BAFFERT.

PLANTER MATERIALS

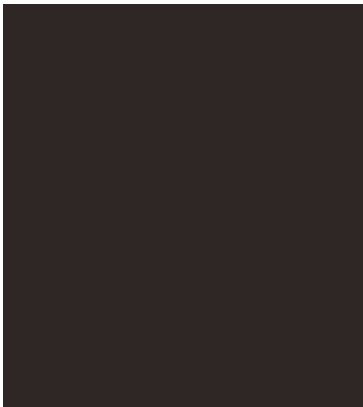


WEATHERED STEEL - TO MATCH EXISTING FENCING

SHADE STRUCTURE MATERIALS



STEEL STRUCTURAL MEMBERS - COLOR TO MATCH EXISTING WINDOW SYSTEM.



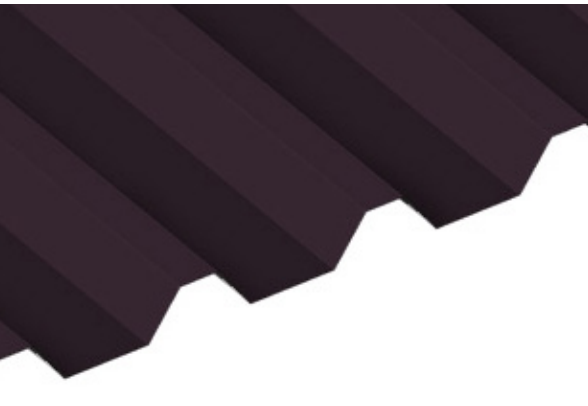
PRIMARY: MATTE BLACK



WIRE PANEL/FENCE



METAL ROOFING - PATTERN TO MATCH METAL PARAPETS AND COLOR TO MATCH THE EXISITNG WINDOW SYSTEM - ATAS INTERNATIONAL, INC. - BELVEDERE 6" SHORT RIB - MATTE BLACK



NATIVE VEGETATION

Proposed Materials