

Project Description

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The design and approach for the new restaurant will preserve the authentic character of the existing building's exterior while simultaneously infusing the site and neighborhood with new life. The transition to a more public use of restaurant will continue the precedent established by neighboring properties that is further reinforced by the streetcar stop along University Boulevard that is literally steps away from the entry to the property.

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A clear demarcation between the historic 1911 structure and the new 2015 design elements are thoughtfully articulated to follow the Secretary of Interior Historic Standards for Historic Rehabilitation. These new elements are differentiated from the old in plan, section, and elevation while allowing the integrity of the existing building to be the prominent architectural feature for the corner site.

The new additions and alterations are designed in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

History of 876 University Boulevard, Tucson Arizona

The structure at 876 University was built in 1910 by Captain Hiram M. Powell and his wife Jane. Captain Powell was the head of the military department at the University of Arizona.

In 1915 Charles and Hattie Ferrin Soloman bought and moved into the house. Charles came from a pioneer family and was president of the Arizona National Bank. Hattie was one of four graduates from the University of Arizona class of 1898. Charles died in 1930 at 57. Hattie then turned the basement into a Better Woman shop called the Campus Lounge. She also converted the 2nd floor into a rooming house to college students and lived on the main floor. Hattie died in 1964.

Landmark Clothing, formerly the Franklin's Men Store, was opened in the building September 29th, 1959 and stayed in business till December 31, 2014. The property was purchased by Mort Edberg and the Ostroy trust in 1962 who recently sold the property to D&F Holdings LLC.

Transcribed from Mort Edberg, previous owner of 876 University



View of North Elevation showing new improvements

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UNIVERSITY

ROB PAULUS ARCHITECTS
www.robpaulus.com March 17, 2015



View to North from site



View to East from site



View to South from site



View to West from site





North Elevation
1959 Images (taken by Mort Edberg)



East Elevation



North Elevation detail



North Elevation



East Elevation



South Elevation



1

Zero-lot line North of University Boulevard



2

Zero-lot line with steel shade structure/ upper deck



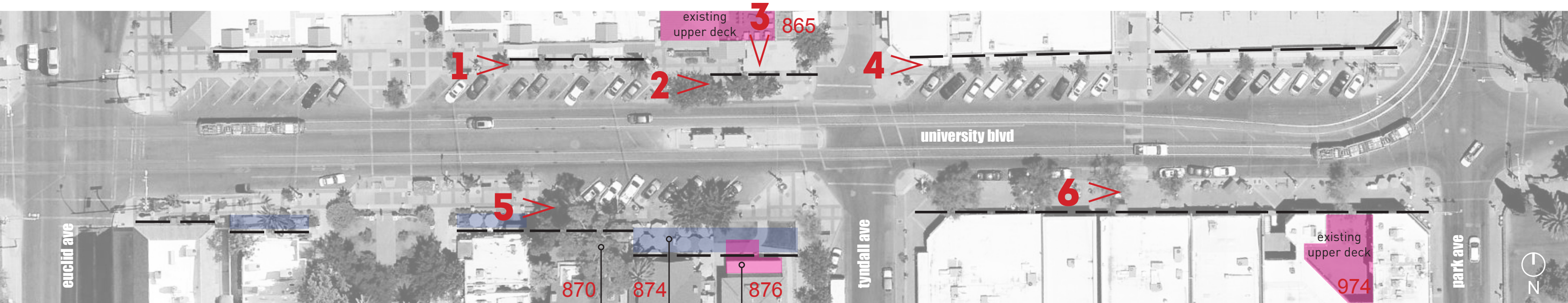
3

View from upper deck at Gentle Bens



4

Zero-lot line North of University Boulevard



5

Permanent shade structure at 870 E University Boulevard

Existing shade structure at exterior dining area

Blue tone denotes existing setback

New shade structure and upper dining deck

- Setbacks along University Boulevard are predominately zero-lot line
- Shade structures and awnings are prevalent along Main Gate and increase viability for restaurants
- Upper dining decks allow restaurants to take advantage of our great weather while further activating the streetscape and life along University Boulevard



6

Zero-lot line South of University Boulevard

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new wall setback to match existing building setback

EXISTING AERIAL
1": 20'



AERIAL/ SITE PLAN
1": 20'



View of neighborhood and 876 University from top of Parking Garage

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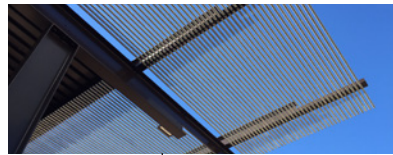


NORTH



EAST

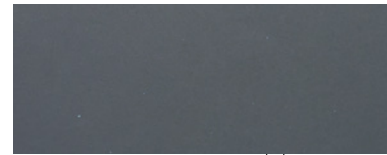
south trellis



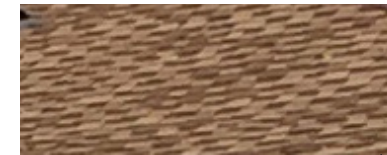
cable/steel railing



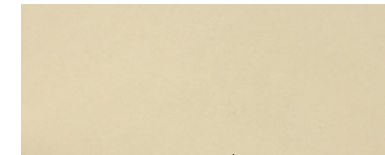
trim / window frame/ steel



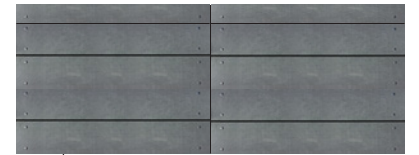
shingle roof



plaster



fiber cement board panels



SOUTH



WEST

NEW

EXISTING

NEW

NEW ELEVATIONS



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View from the corner of University Blvd & Tyndall Ave showing new improvements



Current view from the corner of University Blvd & Tyndall Ave

Compatibility

Building Height Compatibility

The original historic building height will remain the highest structure on site. All new vertical construction will be lower in height than the existing building and will also be less in width than the existing structure. New shade and deck areas will continue the interior finish floor elevation out to the exterior.

Building Form

New elements are rectilinear in deference to the rectangular plan and elevation of the existing building. Where connecting to the existing building a transition is created that "pinches" inward to clearly demarcate the new addition from the existing structure. The additions to the building have been designed to require the least amount of change to the materials and features of the existing building in order to retain and preserve the historic character of the property.

Setbacks

The new bathroom enclosure along the south matches the existing setback along the west property line and is setback from the edge of the existing building on the east side to reveal, as much as possible, the existing south elevation. New lightweight exterior stairs and decks with see-through cable railings/guardrails purposely push and pull in and out of this historic edge and datum to reinforce the solidity and permanence of the existing building.

Rhythm

The overall rhythm of the existing building is maintained and brought back to its original condition by removing the "applique" of non-historic shutters and glued-on window muttons. Edges and surfaces will be improved and replaced in areas to provide a clean and balanced composition. The new bathroom component transition provides a transparent interlude on either side of the more solid new bathroom mass while the new railings at the decks and stairs will have transparent cable railings to allow maximum view to the rhythm and materiality of the existing architecture. Fasteners for the rainscreen system will be at 24" o.c. to match the spacing of the rafter tails of the existing building roof structure.

Proportion

Proportions of the original building are maintained with distinct transitions between new and old construction allowing the original form to read as a separate time unto itself. Existing windows are cleaned up to remove non-historic muttons and all faux shutters are taken down to reveal the original solid/void proportions of the building. The new enclosure for the bathrooms aligns with the height of the dormer roof vents to visually mark this new element as secondary to the primary structure and roof form.

Color

The existing building colors will maintain the dark trim and lighter body color. The new solid enclosure of the bathroom component will be clad in integral cement fibre rainscreen. New steel decks and stairs will be painted to be harmonious and in the same color spectrum with the existing building trim color. The volcanic rock at the base of the building and at the entry will be repaired, cleaned and re-pointed as necessary. The shingle roof will be replaced in kind with a similar dark color product/pattern. Body color shall have a Light Reflectance Value (LRV) between 40-60. Trim and Steel color shall have a LRV between 5-25.

Materials

Existing materials will be retained where possible such as: stucco finish, exposed wood structure and windows. Glazing shall be clear glass. Existing site walls will be maintained and the basalt wainscot feature on the building will be re-pointed and maintained. New materials, : fibre cement rainscreen, steel shade and deck structure and new glass openings will counterpoint the 1911 building and provide a differentiation between old and new while respecting the overall size, scale, proportion and massing of the existing structure.

Roof Type

A shingle roof material will be maintained on the existing building. The rooftop of the new bathroom component will be low slope with a parapet to provide screening for air conditioning compressors/ heat pumps.

Landscaping

Xeriscape landscape will be incorporated into the project and will primarily consist of planters along street edges and along the outer surface of exterior decks. The current, all asphalt parking to the south will incorporate new desert landscaping at all areas that are not hardscape or parking areas. The existing streetscape along University Boulevard and Tyndall Avenue is healthy and vibrant therefore no new landscape/hardscape is part of this scope of work.

Surface Texture

The original stucco texture on the existing building will be maintained and will be patched and repaired as necessary. The new bathroom component will have a durable, smooth finish, integral color fibre cement rainscreen attached with tamper proof fasteners.

Site Utilization

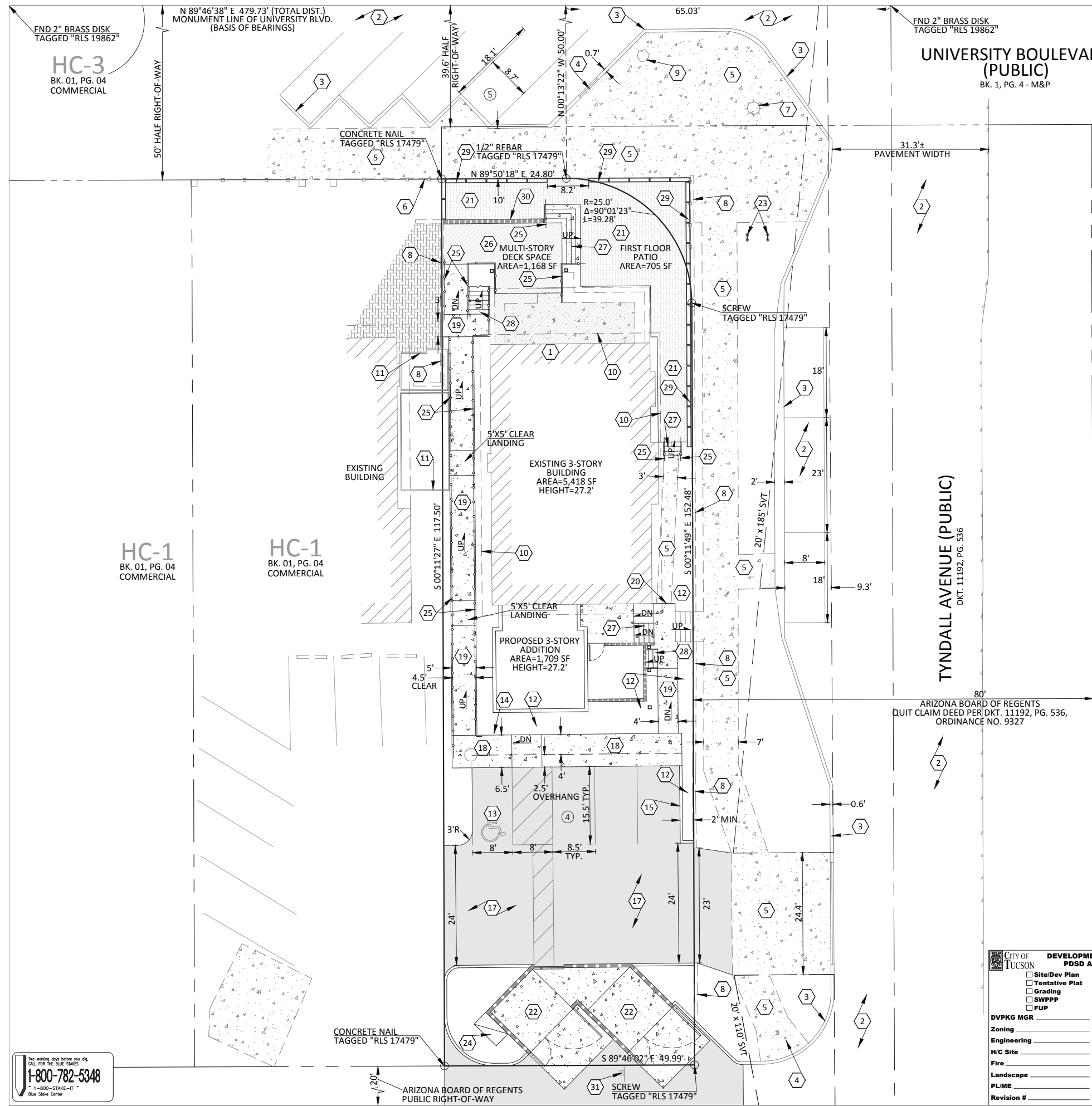
The design locates a required bathroom building and exit stair to the south of the existing building in the currently oversized parking area. This allows plenty of room to maintain a substantial parking on-site while also enabling landscape to be introduced at edges and within turning radii of the parking area. The front yard of the existing house follows the precedent of adjacent properties and gives this area back to exterior dining to create a welcoming, active property to the street.

Utilities

New electrical service will be routed underground from a nearby power pole. All other utilities are currently underground and will remain so. Mechanical equipment will be positioned on top of the new bathroom element to be obscured by a parapet wall that will also help shield noise.

Projections and Recessions

Existing Roof overhangs and porch proportions will remain as is including dormer window projections. The new bathroom component will slide under the existing roof eave and then raises once clear of the old structure to be 4' lower than the height of the main structure. New decks and stairs are designed with minimal structure and see-through cable rails to provide the least amount of visible interference to the existing building.



UNIVERSITY BOULEVARD
(PUBLIC)
BK. 1, PG. 4 - M&P

SCALE: 1"=10'

KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING ASPHALT TO REMAIN.
- 3 EXISTING CURB TO REMAIN.
- 4 EXISTING CURB RAMP TO REMAIN.
- 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
- 6 EXISTING FENCE TO REMAIN.
- 7 EXISTING LIGHT TO REMAIN.
- 8 EXISTING WALL TO REMAIN.
- 9 EXISTING STREET CAR POLE TO REMAIN.
- 10 EXISTING BUILDING OVERHANG TO REMAIN.
- 11 EXISTING ACCESSORY STRUCTURE TO REMAIN.
- 12 NEW DEPRESSED LANDSCAPE AREA.
- 13 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
- 14 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL (A), SHEET 6.
- 15 NEW 6" VERTICAL CURB TYPE 2. SEE DETAIL (B), SHEET 6.
- 16 NEW 6" CONCRETE HEADER. SEE DETAIL (C), SHEET 6.
- 17 NEW 2" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (D), SHEET 6.
- 18 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL (E), SHEET 6.
- 19 NEW CONCRETE SIDEWALK PER PC/COT STD DTL 200. SEE PLAN FOR DIMENSIONS.
- 20 CONNECT TO EXISTING SIDEWALK PER PC/COT STD DTL 203.
- 21 NEW BRICK PAVERS. SEE LANDSCAPE PLAN FOR DETAIL.
- 22 NEW TRASH ENCLOSURE. SEE DETAIL (F), SHEET 6. SEE ARCHITECTURAL PLAN FOR FINISHES.
- 23 NEW SHORT TERM BICYCLE RACK. SEE RACK DETAIL (G), SHEET 6. FOR RACK SPACING SEE DETAIL (I), SHEET 6.
- 24 NEW LONG TERM BICYCLE PARKING. SEE DETAIL (H), SHEET 6. FOR LOCKER SPACING SEE DETAIL (J), SHEET 6.
- 25 NEW ICC A117.1 SECTIONS 405 & 406 COMPLIANT RAILING. SEE DETAIL (K), SHEET 3. MATERIAL AND FINISHES PER SEPARATE PLAN.
- 26 NEW DECK PER SEPARATE PLAN & PERMIT.
- 27 NEW CONCRETE STAIRS.
- 28 NEW PRE-FABRICATED STAIRS. SEE ARCHITECTURAL FOR DETAIL.
- 29 NEW 48" x 10" PLANTER (TYP.). SEE LANDSCAPE PLAN FOR DETAIL.
- 30 NEW STRUCTURAL WALL PER SEPARATE PLAN & PERMIT.
- 31 EXISTING "NO PARKING" SIGN TO BE RELOCATED WEST TO THE NEW LANDSCAPE AREA.

C-1
BK. 01, PG. 04
COMMERCIAL

ARIZONA BOARD OF REGENTS
QUIT CLAIM DEED PER DKT. 11192, PG. 536,
ORDINANCE NO. 9327

DEVELOPMENT UNDER MAIN GATE DISTRICT ZONING OPTION

NO.	DATE	REVISION DESCRIPTION	BY

<p>OWNER/DEVELOPER ILLEGAL PETES, INC 240 BROADWAY DENVER, COLORADO 80203 ATTN: PETE TURNER PH: (303) 817-9523 EMAIL: pturner@illegalpetes.com</p>	<p>CYPRESS PROJECT NO: 15.003</p> <p>2012 north country club road suite #9 tucson, arizona 85716 ph: 520.261.7440 e: jphunt@cyresscivil.com</p>
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LOCATED IN THE NORTHWEST QUARTER
OF SECTION 7, TOWNSHIP 14 S., RANGE 14
E., G.&S.R.M., PIMA COUNTY, ARIZONA.
ALSO KNOWN AS "BUJELLS LOT 9" AS
RECORDED IN BK. 1, PG. 4, OF MAPS AND
PLATS.

DEVELOPMENT PACKAGE for
ILLEGAL PETE'S
site plan

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HBZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPGK MGR _____ Date _____
 Zoning _____ Date _____
 Engineering _____ Date _____
 H/C Site _____ Date _____
 Fire _____ Date _____
 Landscape _____ Date _____
 PL/ME _____ Date _____
 Revision # _____ per letter in SIRE

DP REL:
3 OF 13

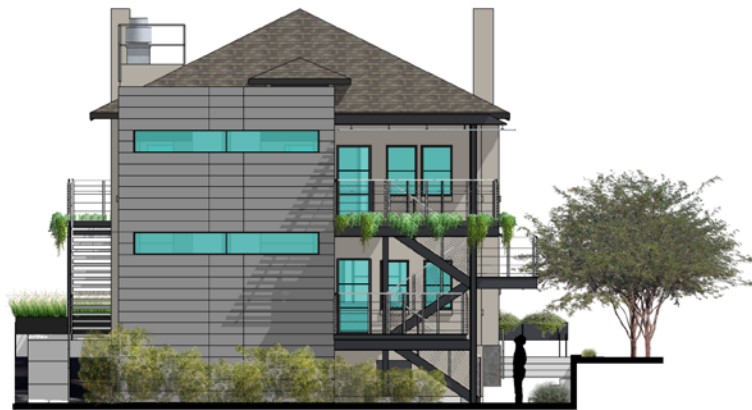
1-800-782-5348
Blue Stake Center



NORTH



EAST



SOUTH



WEST



Douglas A. Ducey
Governor

Sue Black
Executive Director

State Parks Board
R.J. Cardin, Chairman
Kay Daggett, Vice-Chairman
Mark Brnovich, Phoenix
Alan Everett, Sedona
Shawn Orme, Mayer
Orme Lewis, Jr., Phoenix

Rob Paulus
Rob Paulus Architects
990 East 17th Street, Suite 100
Tucson, AZ 85719

re: Tucson, 876 E. University Rehabilitation, Courtesy Review

Dear Mr. Paulus

Thank you for submitting the revised illustrations depicting the proposed Rehabilitation, of a contributing property to the West University Historic District. I have reviewed your submittal; and pursuant to your request for a courtesy review I offer the following comment:

The rear addition and rehabilitated use of the front porch roof as a dining balcony, including the window openings enlarged to accommodate doors, are alterations which, taken altogether, meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties; and there will be no resulting adverse effect on those features and characteristics that qualify the property for listing as a contributing building to the district.

If I may be of additional assistance, I can be reached at (602) 542-6943, or:
rfrankeberger@azstateparks.gov

Sincerely,

Robert R. Frankeberger, AIA
Architect, State Historic Preservation Office
1300 West Washington Street
Phoenix, AZ 85007



Current view from the corner of University Blvd & Tyndall Ave

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