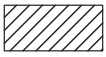
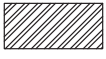



N
Scale 1:400

LEGEND:

	PROPOSED DEMOLITION OF EXISTING FRAME CONSTRUCTION ADDITION	598 SQ FT
	PROPOSED NEW STRUCTURE	228 SQ FT
	PROPOSED TOTAL REMODEL OF EXISTING ADOBE STRUCTURES NEW KITCHEN=286 SQ FT NEW BATHROOM=147 SQ FT	651 SQ FT

TOTAL SQ FT OF REMODEL PLUS ADDITION= 885 SQ FT

REMODEL OF EXISTING ADOBE- BATH	371 SQ FT
RELOCATE KITCHEN	286 SQ FT
NEW CMU ADDITION - BEDROOM	228 SQ FT

Narrative: Proposed renovation, improvements, demolition, and additions to Historic Building

Address: 492 S Convent Ave
Tucson AZ 85705

Parcel #: 117-14-2960
Parcel area: 9862 sq ft

Zoning: HO-3

Owners: Boleyn Baylor and
Claire Elisabeth Mc Lane

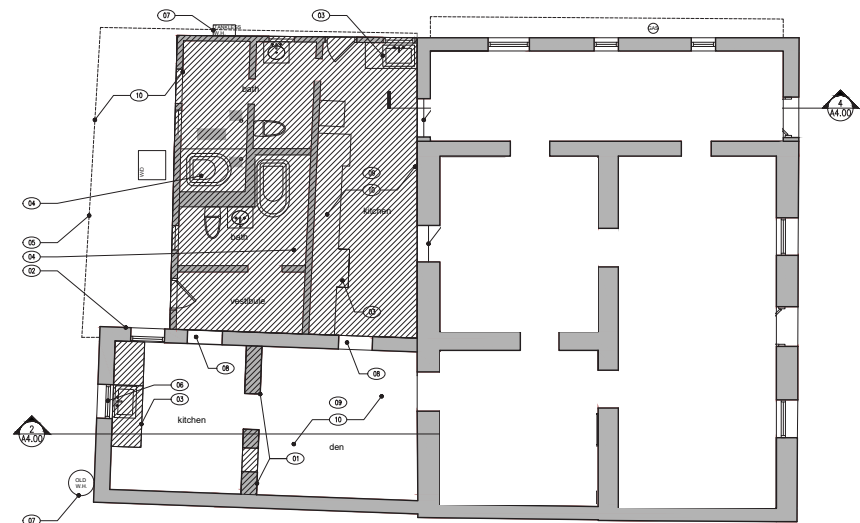
The historic adobe structure is built in the Transformed Sonoran Style. The façade is a distinct example of Sonoran Adobe flush-front architecture while, the addition in the back of the home is a stick frame construction with an enclosed porch was previously used to divide the home into a duplex. The owner, Boyeln Baylor, has lived at 492 S Convent for over 20 years and would like to pare down the home to the original adobe construction and create a primary bedroom suite addition out of CMU masonry block.

The proposed alterations and additions will maintain the prevailing interior and exterior style of the home and neighborhood. These alterations will follow UDC dimension standards with a wall height request through the Design Development Option review. Included in this document are supporting drawings and diagrams to ensure our interpretations are acceptable through Zoning, Design Development Option Review, and Historic Preservation Review Boards.

LEGEND
 STRUCTURES TO BE DEMOLISHED / REMOVED

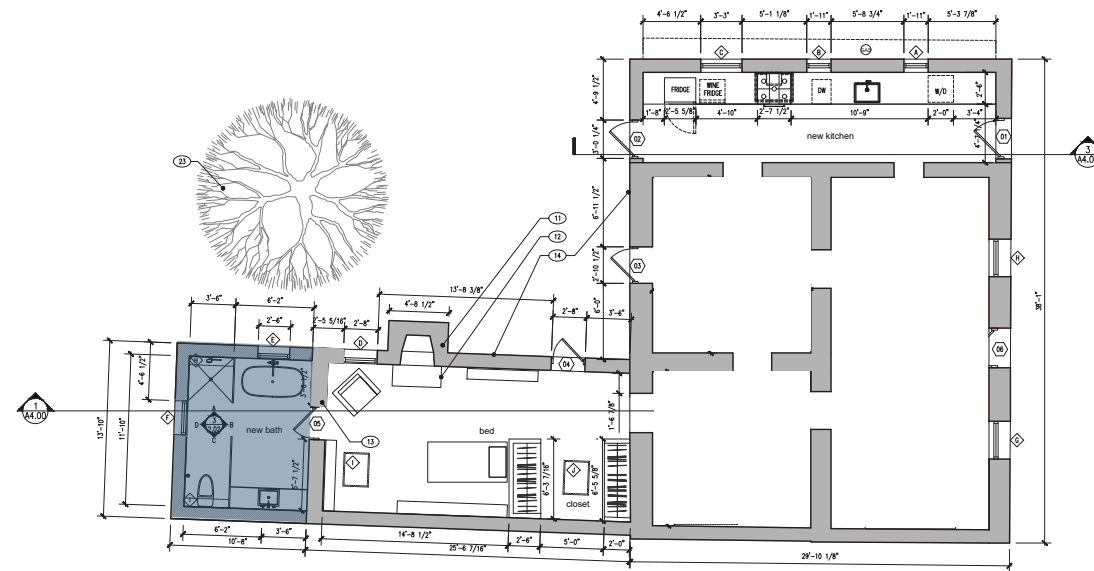
NOTES:
 1. SITE TO REMOVED FOR ACCESS/PARKING AND ANY PERMITS NECESSARY DURING DEMOLITION/CONSTRUCTION PRIOR TO ANY RE/WORK TO BE COMPLETED.
 2. ANY RECURRING ELECTRICAL, MECHANICAL, OR PLUMBING WORKS TO BE SECURED AND MADE SAFE (E. TERMINATED, CAPPED, REMOVED, AND/OR DISCONNECTED).
 EXISTING: 1836 GROSS SF UNCONDITIONED-144 GROSS SF
 PROPOSED: 1483 SF UNCONDITIONED SF

1. DEMO PLAN

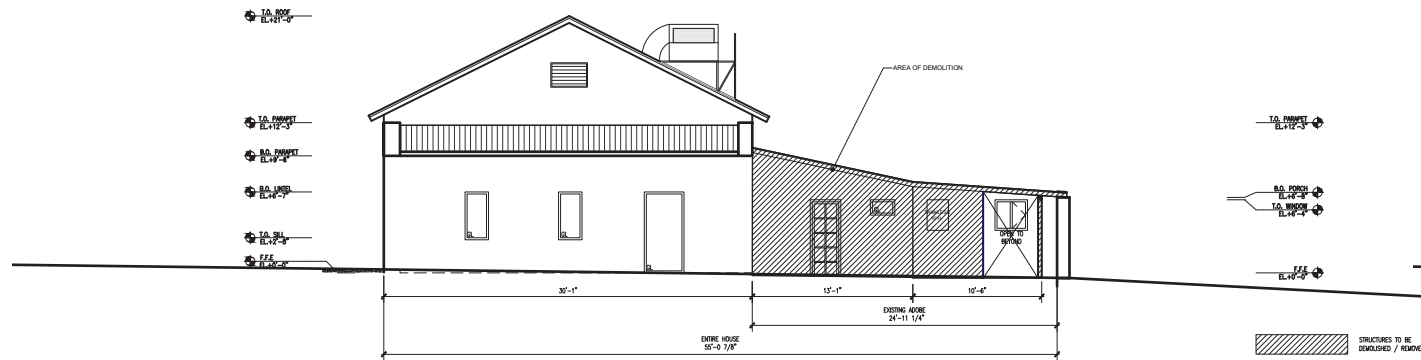


NOTES:
 1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD

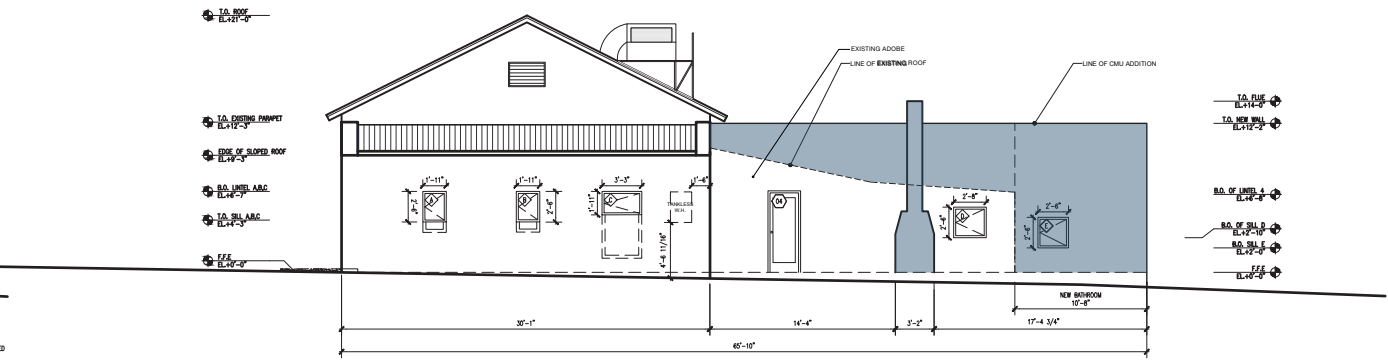
2. PROPOSED PLAN



**new cmu addition highlighted in blue



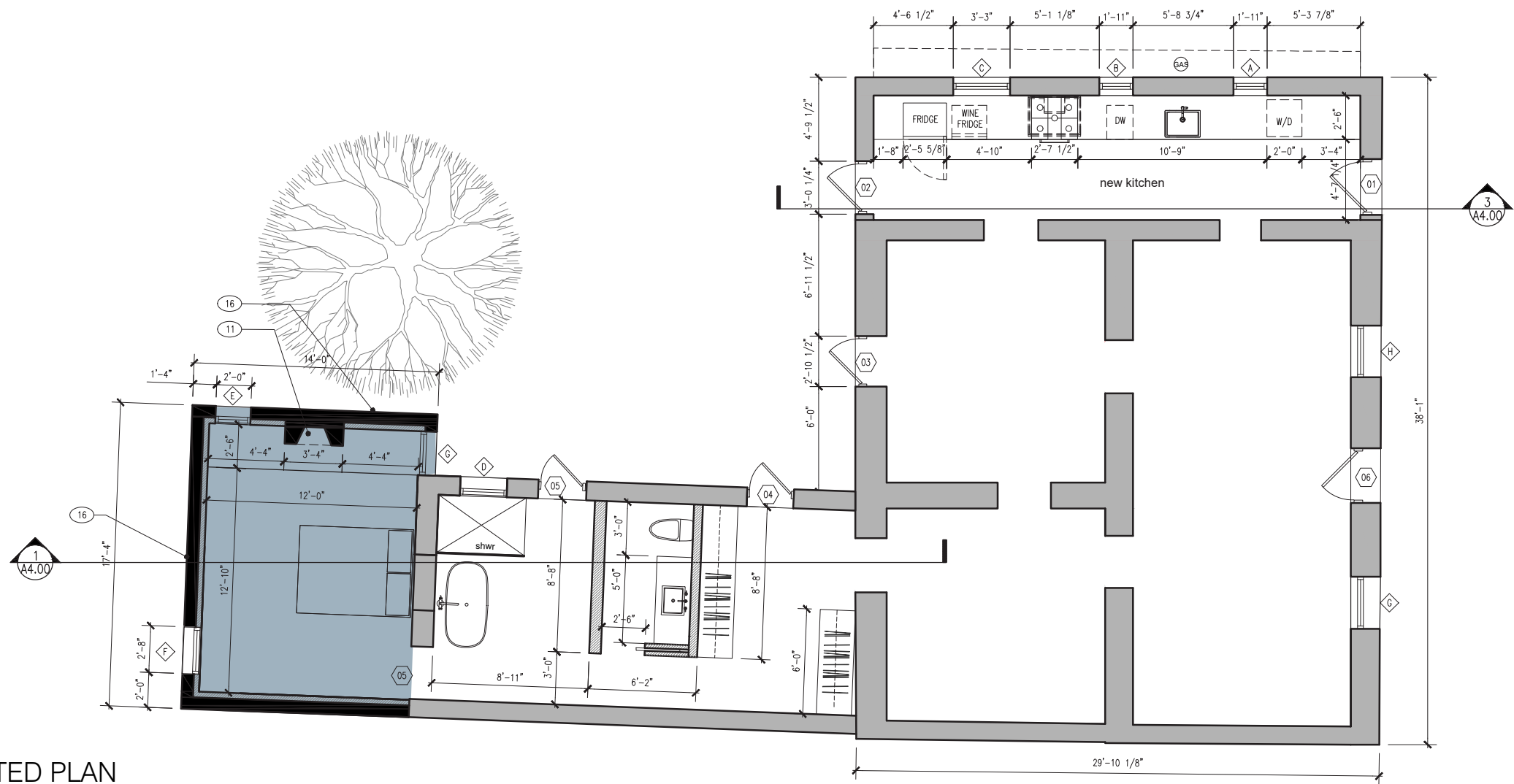
EXISTING NORTH ELEVATION
 SCALE: 1/16" = 1'



NEW NORTH ELEVATION
 SCALE: 1/16" = 1'
 **new cmu addition highlighted in blue

These are drawings (existing conditions on left, proposed on right) presented in the review on 4/11/2022 and identified in the motion to continue, these items were identified as needing further review and modification:

1. **Distinction between old and new** - The proposed idea on 4/11 kept the CMU addition at the same height, surface plane, and surface texture and color. We were asked to revisit this composition.
2. **Window proportions** on the existing North add-on that is to become the kitchen needs revisiting. The proposal to reportion the window opening to suit the function on the interior was an issue.
3. **Fireplace** wasn't formally motioned for continuation, but we took this into consideration in the new proposed scheme



Changes made and new proposed design:

1. **Distinction between old and new** - The existing adobe is reinforced with a cmu bond beam and added parapet. We are specifying the finish stucco to match the existing house (smooth white lime stucco) and adobe construction for a weather-tight, seamless transition between the CMU structural reinforcement and the existing adobe wall below. The color, texture, to refer to what is original on the property. Door and Window openings to remain original, but to be outfitted with new wood frames/glass.

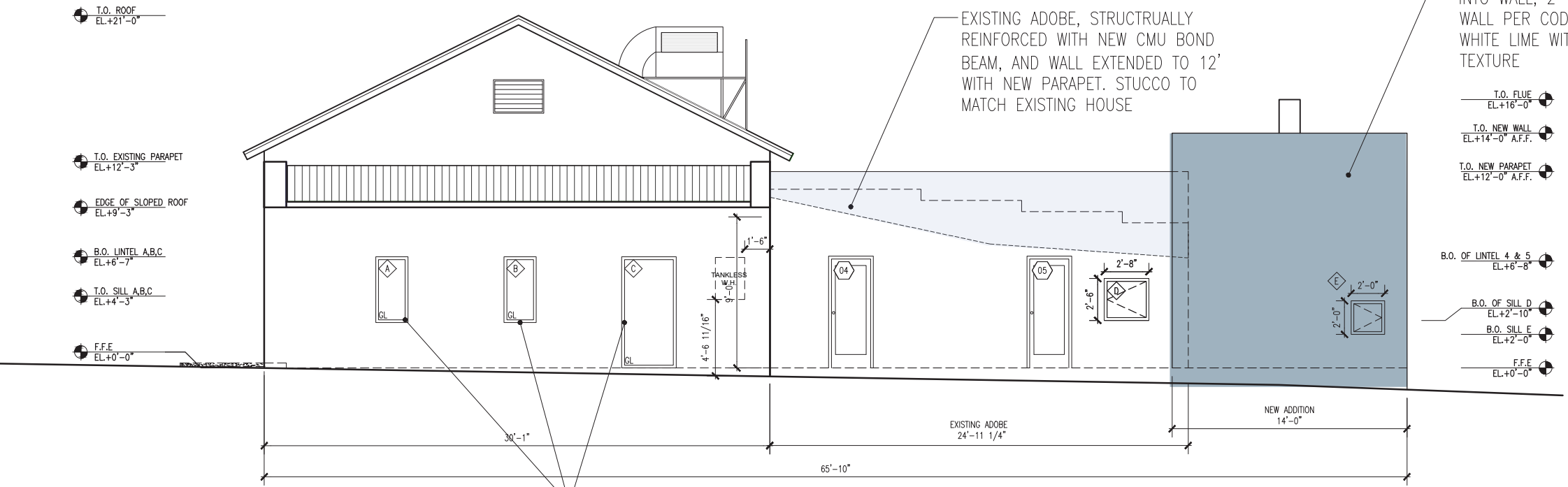
The new CMU addition is enlarged to formally express the distinction between new and old, both in plan and elevation. Added 81 sq ft from prior proposal. The wall height is up to 14', lower than the neighbors 16' wall to the south, and just taller than the 13' tall wall to the north, both on the property line. (see diagram on p.4)

2. **Window Proportions** on existing north add-on wall to remain unchanged, Finish Carpentry details will resolve the space on the interior.

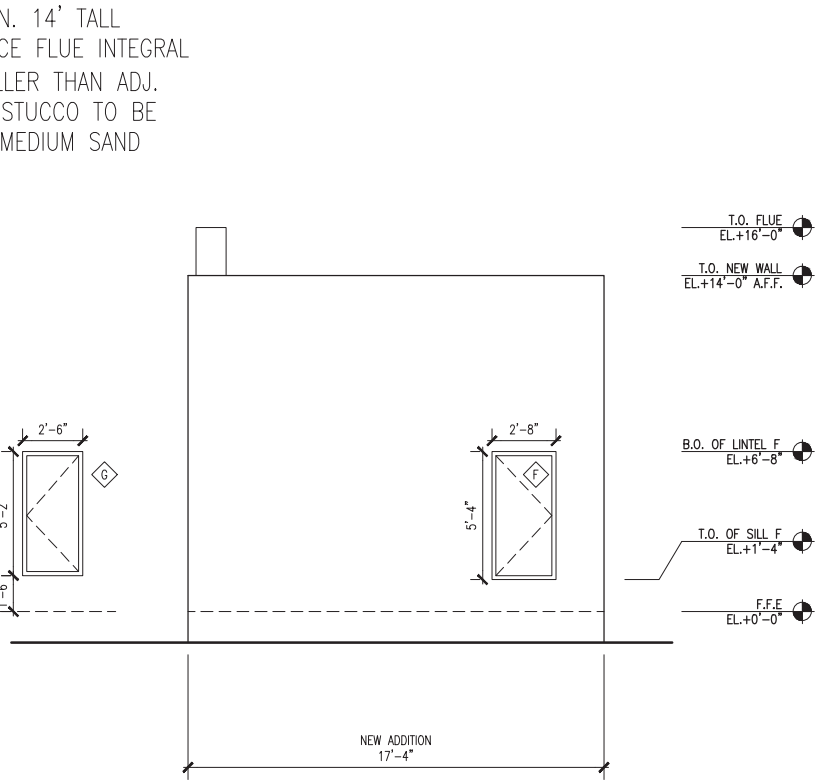
3. Fireplace is absorbed in the wall and only the flue protrudes 2' above the wall, per code.

UPDATED PLAN

Scale 1/8" = 1'-0"

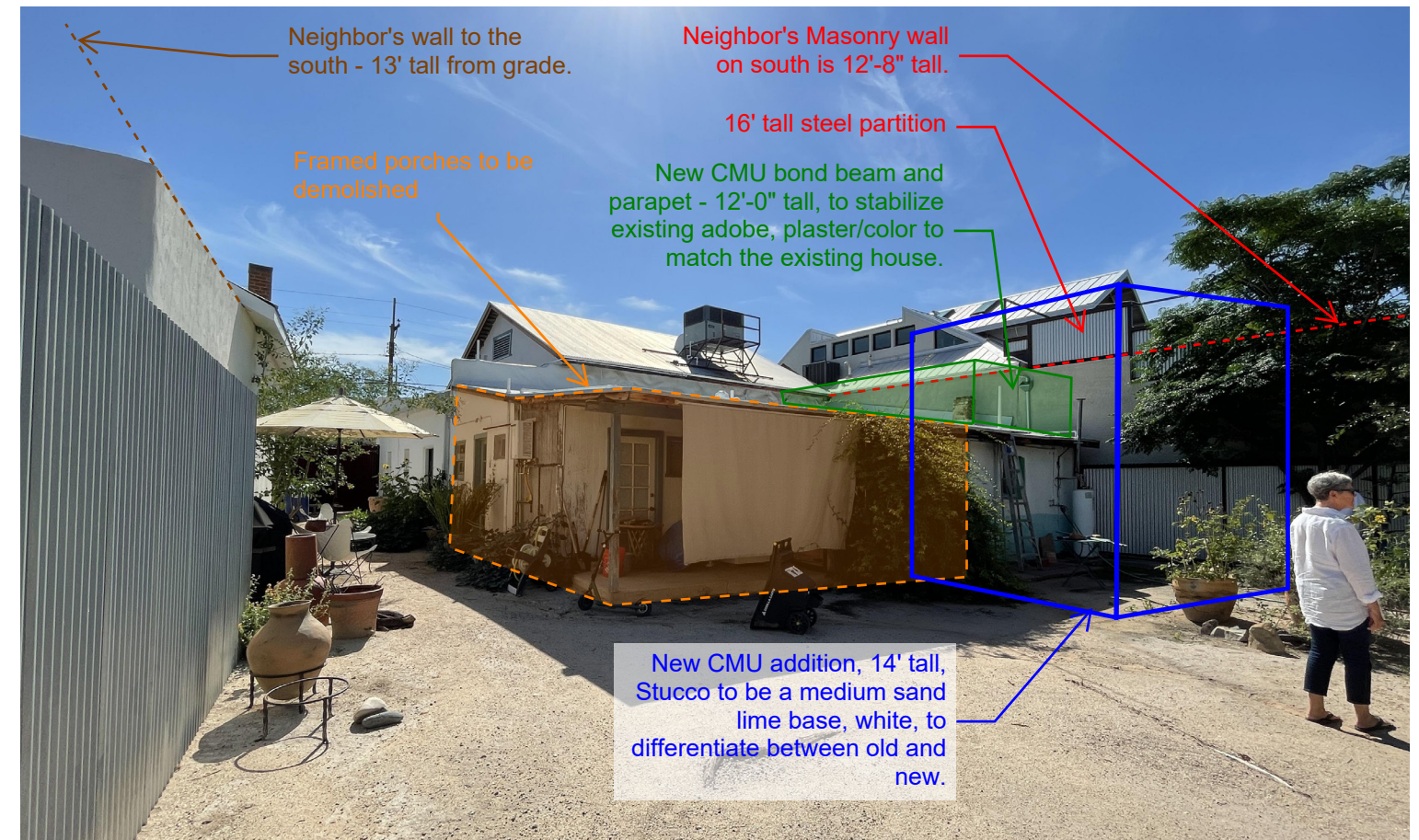


UPDATED ELEVATION - NORTH



WEST ELEVATION - ADDITION

- Stick Frame Demolition – We plan to demolish the non-historic stick frame additions (enclosed porches) that appear to be two separate constructions for the previous purpose of dividing the home into a duplex. This is a feature we understand as a non-character defining feature of the home. The date of construction is unknown and some of the construction is not to code. This space currently houses as two kitchens, with one serving as the main kitchen, two fully equipped bathrooms and a vestibule. The interior ceiling of the rear frame addition of the back is not to code- it is lower than 7'-6". The fixtures and will be salvaged at the owners discretion.
- Floor Demolition – We will be demolishing the foot print of the stick-frame addition. Currently there are several small level changes, we plan on having one finish floor elevation for accessibility through the home.
- Addition Interior- Our intervention seeks to sustain the sense of the original adobe. We hope to balance what Boleyn loves about the house while renovating and reinforcing the the existing adobe structure and adding a small masonry addition. We are proposing the demolition of one interior Adobe wall.
- Exterior Façade of Addition - We plan on maintaining the look and feel of the original adobe structure, and a nod the the sonoran style. In order to maintain the spirit of the home we propose to utilize similar stucco mix (Lime/Cement) and hard troweled finish, with the natural mix color as the finish color. No paint. This we propose for the CMU bond beam, parapet over the existing adobe wall, to tie into the Main house finish. For the New CMU Addition, we will utiize the same mix, but add a medium sand for a differentiated texture from the existing. Given the unique circumstance of structurally stabilizing the historic adobe additions with CMU blocks and reinforcement, along with a CMU addition, we are proposing that the elevation and facade of a new parapet addition and roofline will be a substantially different and defining character of the new construction. The door and window package will reflect what is already in use in the home with an emphasis on keeping the rhythm of the existing openings of the adobe. The addition is not is visible from the street.
- Fireplace/Chimney Addition- A fireplace will be added to the new main suite. The height of the chimney will not be visible from the street and the profile is minimal.
- Main House Water Heater Upgrade–The re-location of existing and outdated water heater. It will be replaced with a tankless water heater.



- This sketch diagram is only representational for part of the new work outline for visual reference.
- We are hoping that the new CMU structure's height is allowed, in helping create privacy from the neighbors unsightly fence, and their second story deck that overlooks the property.
- There is a future desire for shade in a similar location where the porches are being demolished, but that will be a future permit/design/scope.



- New CMU Bond beam and parapet over existing Adobe walls to have smooth plaster finish to match existing house.



- New CMU addition
- Medium Sand texture, White Lime Plaster
- Windows and Doors to match existing.

- Existing Conditions
- Deep recesses, wood windows and doors
- Smooth White Lime Plaster

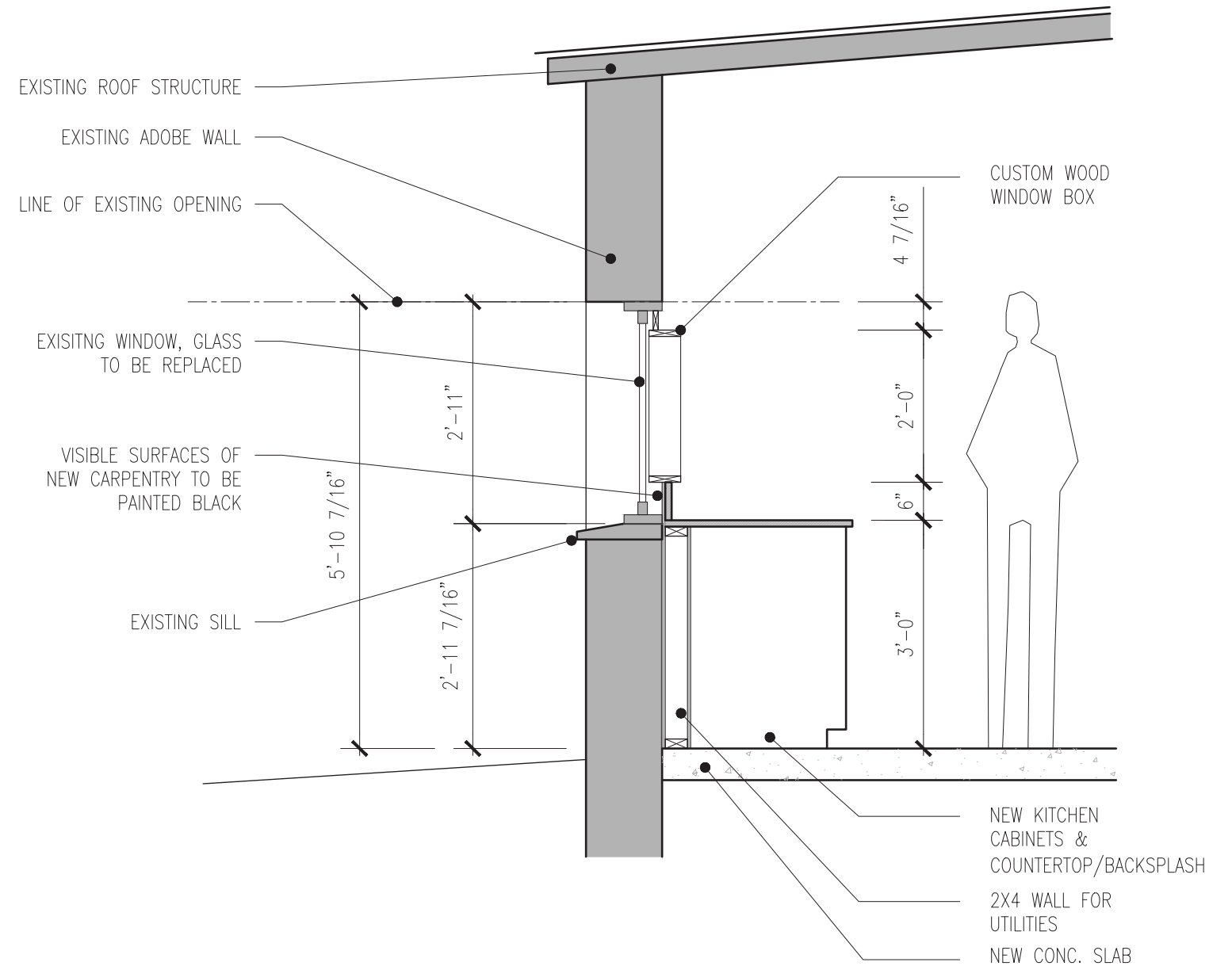


Diagram of existing windows and new kitchen

- Leaving the existing opening and frame untouched. Replacing glass
- Visible Carpentry on interior to be painted black
- Wood Window box on interior to frame glass

SETBACK (UDC 5.8.9.C.3): The new CMU masonry addition will adhere to the zero lot line setback currently set forth by the existing adobe structure. This is consistent within the DZ and both neighbors to the North and South. See pg 6.

NEW CONSTRUCTION (UDC 5.8.9.A.3): The new CMU masonry addition will reflect the Sonoran Architectural Style, in that it will have a parapet roof reflecting the high ceilings of the home. This is similar to other Sonoran style adobe structures in the DZ.

HEIGHT (UDC 5.8.9.B): The new CMU bond beam and parapet wall will match the datum of the existing adobe structure which stands at 12'-0". The top of the new addition square footage will stand at 14'-0" to distinguish old from new. It is not taller than the tallest contributing property neighboring this project which we estimate is taller than 18'. (See pg 4)

ROOF TYPE (UDC 5.8.A.E.3): The parapet roof of the new CMU masonry addition will be a compatible with the Transformed Sonoran architectural style of the existing adobe structure, this will help define the difference between the new addition, renovations, and the existing home.

SURFACE TEXTURE (UDC 5.8.A.F.3): We would like to propose, that the surface texture and color remain the same as the existing house for the structurally reinforced historic adobe addition, not in a duplication of historic style, but leaning on the transformation of the pitched roof to parapet as the defining and distinguishing character of the rehabilitation, merging with the historic adobe walls that are connected to the original adobe structure. There is a new structural CMU bond beam and parapet over the saved Adobe walls, and the stucco of that portion should match the existing adobe structure for strength in surface and waterproofing, which is a smooth lime stucco. The new CMU addition will be taller, and the surface texture will be a medium sand lime stucco finish.

DETAILS (UDC 5.8.A.I.2): All the details for the CMU masonry addition are compatible with the Sonoran architectural style common in the DZ and follow the language of the existing adobe structure, such as interior ceiling heights. We would like to propose Square windows on the new addition, wood, to differentiate from the historic adobe on the property.

RHYTHM (UDC 5.8.9.K.3): The proportion of the addition is compatible with those of existing structure and those of contributors within DZ. The openings have a similar rhythm and size ratio to existing home.

COLOR (UDC 5.8.9.L.1): The existing stucco is a lime/cement plaster, with no paint, using the natural tones of the lime. We propose the new addition to utilize the same stucco and natural color from the mix, with a variation in texture from smooth to sanded for the new addition

UTILITIES (UCC 5.8.9.L.4): We will be replacing an outdated water heater in favor of an energy efficient tankless water heater. Utilities are all exterior and exposed, such as drain pipes from kitchen sinks.

DEMOLITION (UDC 5.8.10.B): The historic stick-frame additions (enclosed porches) need to be reviewed for approval of demolition. It is our understanding that these porches were exterior, and added on in two different phases and enclosed along the way, perhaps constructed along with the Adobe walls to the south that we are proposing to keep, structurally fortify, and modify the existing roof line. Structurally they are not to current codes, in terms of loads, structural members, energy efficiency, and ceiling height (less than 7'-6" in the lowest portions.) The enclosing of these porches over time has led to a non-compliance of a bedroom having an egress. The demolishing of the enclosed spaces/porch reasserts the historic use for access to the exterior from the original main structure. Appraisals over the years have led to diminishing value in an inability to accurately state bedroom count based on lack of egress. The demolition and new construction looks to remedy this and appropriately add value back into the appraisals and home.

Future porches are desired by the homeowner, but are not considered in this permit and scope of work.

492 S Convent Ave Building Elevations



East Side



North Side



West Side

Project Site and Context



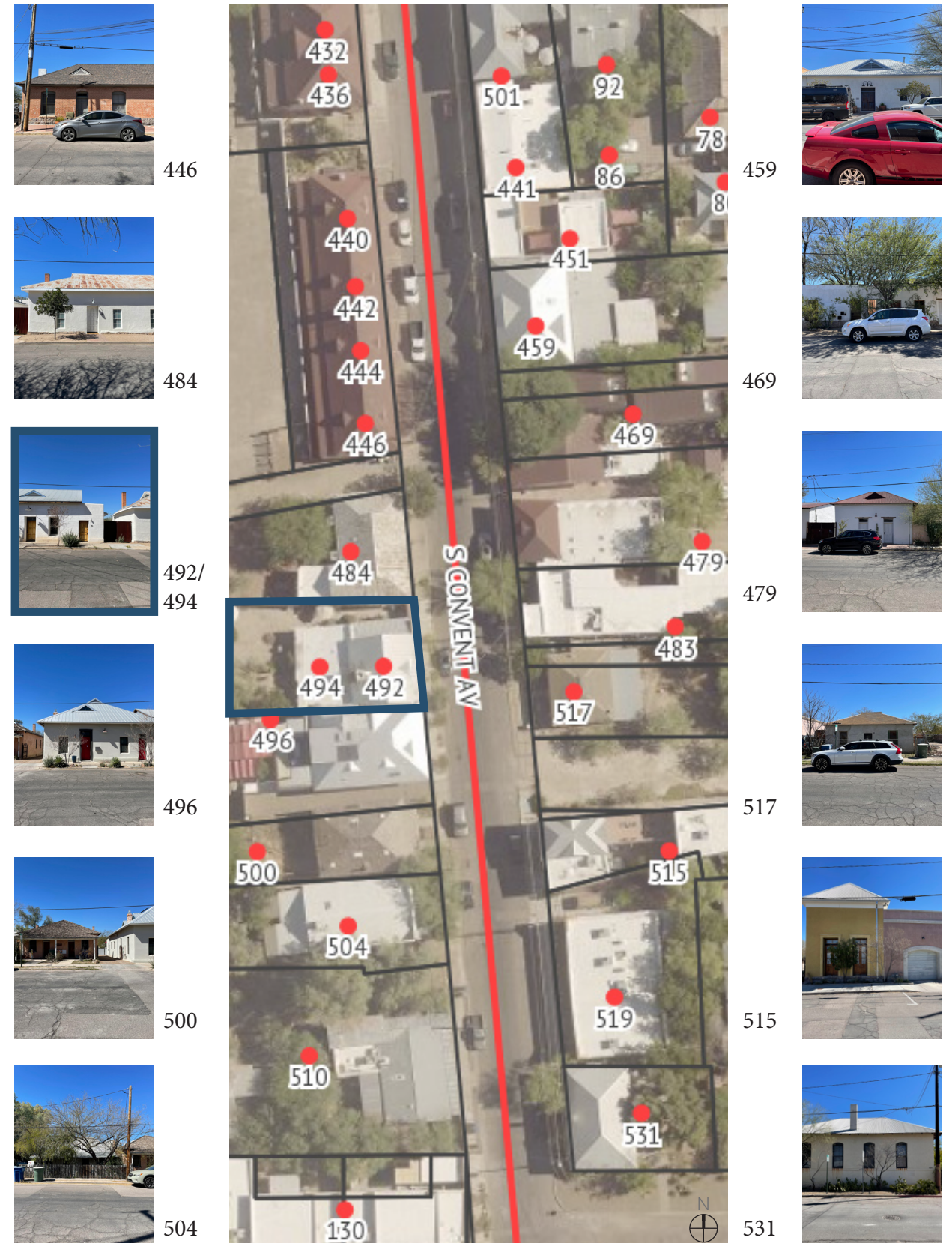
Existing North Windows

492 S Convent Ave Development Zone



All properties in the development zone are HO-3 except 504 S Convent Ave, it is designated HR-3

- HO-3
492 S Convent Ave
- HO-3
Interior lot
Development Zone
- HR-3
504 S Convent Ave



ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME		S-53, NF10	
LOCATION 492-494 South Convent Avenue			
CITY/TOWN/VICINITY Tucson		COUNTY Pima	
OWNER Trejo, Luisa			
OWNER'S ADDRESS 624 North Seventh Avenue Tucson, Arizona 85705			
FORM COMPLETED BY Dale Frens, Tim Fisher, Janet Stewart			
ADDRESS			
PHOTO BY Tim Fisher		DATE July 1977	
VIEW Looking west			
PRESENT USE Dwelling (Duplex)		ACREAGE	
STYLE OR CULTURAL PERIOD Sonoran/Transformed Sonoran			
SIGNIFICANT DATES Pre-1919			



PHYSICAL DESCRIPTION

Single story row house with front facade on property line; stuccoed adobe construction; gable roof added over original flat roof on 494 portion of building.

STATEMENT OF SIGNIFICANCE

Good example of Sonoran/Transformed Sonoran row house.

VERBAL BOUNDARY DESCRIPTION

Tucson S & W part of Lot 4 Block 241.

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