



June 26, 2025
TC-COM-0525-01054
35 North 6th Avenue
Storefront Modification

PROJECT DESCRIPTION

The proposed project scope is the modification to the storefront entrance at 35 N 6th Avenue, the third bay to the north of the Arizona building.

The proposed modification to the existing storefront consists of the following:

1. Secure the existing entry door to the existing frame.
2. Remove the existing door pull from the interior and exterior sides of the existing entry door.
3. Remove the existing window frame assemblies in the north and south panels of the recessed alcove.
4. Construct new door assemblies identical to the existing door assembly in the north and south panels of the alcove.
5. Provide an accessible metal threshold. Set in mastic to existing alcove floor (tile and glass block). The intent is if this entry is ever brought back to the 2015 construction, the floor material will not be damaged.

This exact construction was done at 33 N 6th Avenue in 2019 and was approved by the United States Department of the Interior, the Tucson Pima County Historic Commission Plans Review Subcommittee, and the Design Review Board (T19SA00048).

DESIGN NARRATIVE

The proposed doors will match in material, finish, color and scale to the existing doors in the other storefronts of the Arizona.

AERIAL PHOTOGRAPH

See Sheet A1.

PROPOSED SITE PLAN

See Sheet A1.

PHOTOGRAPHS OF PROJECT SITE EXISTING CONDITIONS

See Sheet A1.

PHOTOGRAPHS OF SURROUNDING AREA



View of the Arizona from the southeast



View of the Arizona from the east



View of the Arizona from the northeast



View of the Ronstadt Center from the roof of the Arizona

ELEVATIONS OF EXISTING STRUCTURES ON PROPERTY
See Sheet A1.

ELEVATIONS OF PROPOSED DEVELOPMENT
See Sheet A1.

Development Zone Map
NA – structure is a contributing property to the Downtown Multiple Properties District

PRECEDENT EXAMPLES
See 33 N 6th Avenue.

RENDERINGS
Not provided.

PROPOSED BUILDING MATERIALS

Painted steel tube and clear insulated glass.

SHADE STUDY

No modification to the existing façade except for door openings in existing recessed alcove.

LANDSCAPE PLAN

No modification to the existing street landscaping – there are existing trees lining 6th Avenue along the façade of the building.

HISTORIC DESIGN REVIEW CHECKLIST (per UDC 5.8.9)

GENERALLY

This building is individually listed as part of the Downtown Multiple Properties District. Rehabilitation of the building was reviewed, approved, and completed in 2015. The reviews were by the Tucson Pima County Historic Commission Plans Review Subcommittee and the National Park Service, United States Department of the Interior (for Historic Tax Credit purposes). Modification to the storefront at 33 N 6th Avenue was reviewed and approved by the Tucson Pima County Historic Commission Plans Review Subcommittee and the National Park Service, United States Department of the Interior (for Historic Tax Credit purposes), and the Design Review Board. This project is identical to the design and construction of 33 N 6th Avenue.

HEIGHT

No change.

SETBACKS

No change.

PROPORTION

No change.

ROOF TYPES

No change.

SURFACE TEXTURE

Proposed storefront will be identical in surface texture as existing storefront – painted steel surface.

SITE UTILIZATION

The proposed modification will maintain the entry/exit of the space within the alcove of the existing storefront.

PROJECTIONS AND RECESSIONS

No change.

DETAILS

The proposed modification will be constructed identically to the existing storefront. Tube steel frames will be the same dimension as the existing tube steel. The configuration of glass panels and steel panels will be identical as the existing storefront. The door hardware will be identical to the existing hardware on the storefront. The one change will be the slip resistant landing placed at the landing of each new passageway. The landing will be constructed of plate steel with a grey colored slip resistant coating. The plate steel will either be set in mastic or bolted thru the existing tile of the existing alcove. We will determine the least invasive approach with the contractor at the site. The point is that if some point in the future, the storefront is returned to a single ingress/egress, we will be able to remove the landing with harming the existing alcove floor.

BUILDING FORM

No change.

RHYTHM

The rhythm of the façade is essentially maintained – the new glass/steel plate doors are being placed in a glass/steel plate façade.

COLOR

The proposed modification will be painted the same color as the existing storefront.

LANDSCAPING

No change.

ENCLOSURES

No change.

UTILITIES

No change.

MOTOR VEHICLE AND BICYCLE PARKING AREAS

No change.

HISTORIC DESIGN REVIEW CHECKLIST (per UDC 5.12.7)

BUILDING DESIGN STANDARDS

RESPECT SCALE . . .

No change.

CONSISTENT WITH PREVAILING SETBACK . . .

No change.

SCALE DEFINING ARCHITECTURAL ELEMENTS OR DETAILS . . .

See DETAILS in HISTORIC DESIGN REVIEW CHECKLIST above

EVERY COMMERCIAL BUILDING FRONTAGE SHALL PROVIDE A GREATER FLOOR-TO-FLOOR HEIGHT

No change.

A SINGLE PLANE OF THE FAÇADE AT THE STREET LEVEL MAY NOT BE LONGER THAN 50' WITHOUT . . .

No change.

BUILDING FAÇADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED, DOWN-SHIELDED, AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING

Door and window treatment is broken down horizontally with a continuous base at 18" or so above grade, otherwise working with an existing, historic façade.

FRONT DOORS VISIBLE FROM THE STREET

Yes.

MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FAÇADE.

See HISTORIC DESIGN REVIEW CHECKLIST above.

BUILDINGS SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC R-O-W FROM REFLECTED HEAT AND GLARE

No change.

SAFE AND ADEQUATE VEHICULAR PARKING AREAS . . .

No change.

ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS . . .

No change to existing street landscaping.

COLORS MAY CONFORM TO THE . . .

No change. Reusing existing color scheme.

NEW BUILDINGS . . .

Not applicable.

24 HOUR, STREET-LEVEL ACTIVITY IS ENCOURAGED BY PROVIDING A MIXTURE OF RETAIL, OFFICE, AND RESIDENTIAL USES WITHIN EACH BUILDING

Ok.

PRIMARY PUBLIC ENTRIES SHALL BE DIRECTLY ACCESSED FROM A SIDEWALK ALONG A STREET . . .

No change.

SITE DESIGN STANDARDS

No change.

SITE INFORMATION

project	STOREFRONT REMODEL
address	35 NORTH 6TH AVENUE
property owner	DABDOUB INVESTMENTS
parcel	117-12-0200
S/T/R	12 14S 13E
zoning	OCR2
overlays	RIO NUEVO DOWNTOWN DOWNTOWN CORE CENTRAL IMPACT FEE AREA DOWNTOWN INFILL INCENTIVE DISTRICT DOWNTOWN REDEVELOPMENT CORE
lot area	13,916 SF
existing square footage	1992 SF (35 N 6TH ONLY)
existing use	VACANT
expansion	0%
height allowed	NA - NO CHANGE OF USE OR EXPANSION
setback allowed	NA - NO CHANGE OF USE OR EXPANSION
motor vehicle and bicycle parking required	NA - NO CHANGE OF USE OR EXPANSION
landscaping and screening	NA - NO CHANGE OF USE OR EXPANSION
canopy tree	NA - NO CHANGE OF USE OR EXPANSION
landscape border	NA - NO CHANGE OF USE OR EXPANSION
native plant preservation	NA - NO CHANGE OF USE OR EXPANSION

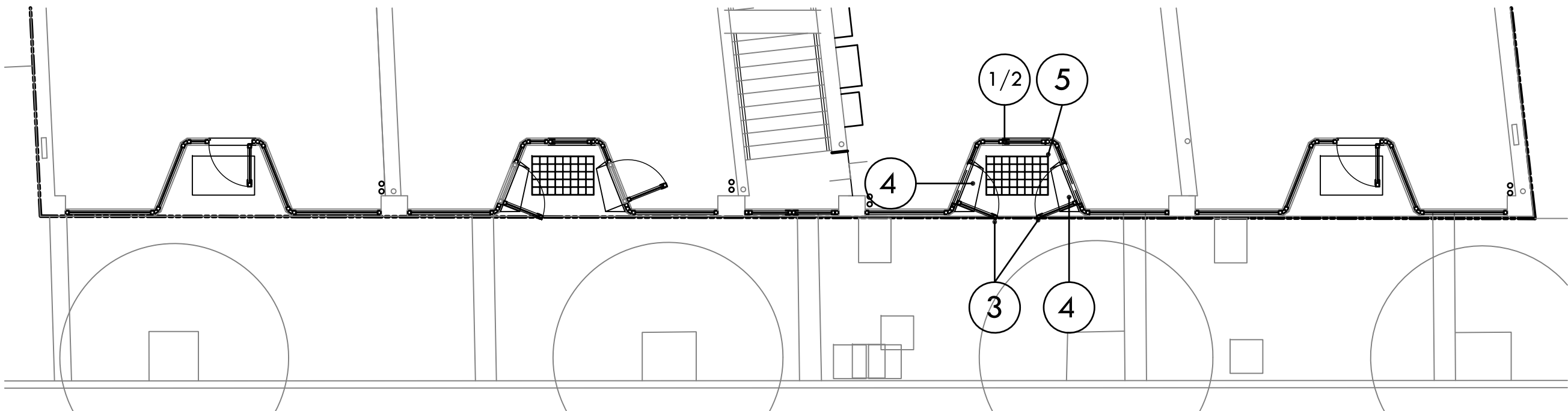
per UDC 5.12.7.F.4 RNA REVIEW
THE TPCHC PLANS REVIEW SUBCOMMITTEE REVIEWS APPLICATIONS THAT PROPOSE EXTERIOR CHANGES TO BUILDINGS ON OR ELIGIBLE FOR INCLUSION ON THE NATIONAL OR ARIZONA REGISTER OF HISTORIC PLACES.

THE BUILDING STOREFRONT WAS REHABILITATED IN 2015 WITH A STEEL FRAME AND GLASS ASSEMBLY. THE PROJECT, WHICH INCLUDED THE ENTIRE REHABILITATION OF THE BUILDING AT 31-47 NORTH 6TH AVENUE WAS REVIEWED AND APPROVED BY THE TPCHC. THE PROJECT WAS ALSO CERTIFIED BY THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF INTERIOR.

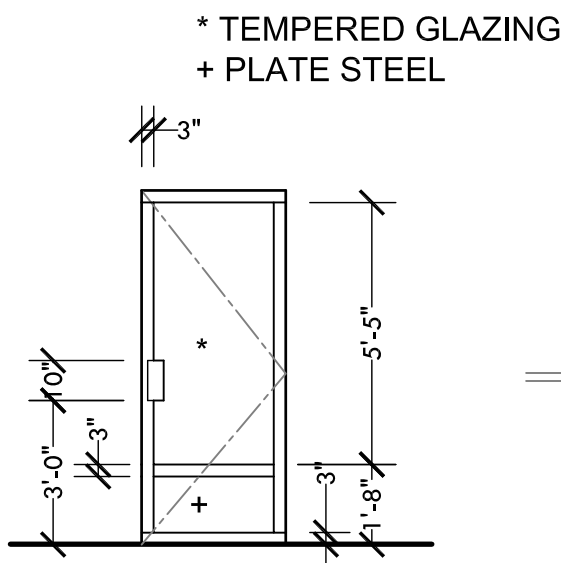
THIS IDENTICAL PROJECT WAS COMPLETED TO 33 NORTH STONE IN 2019. THAT PROJECT WAS REVIEWED AND APPROVED BY PRS, DRB, AND PDSD.



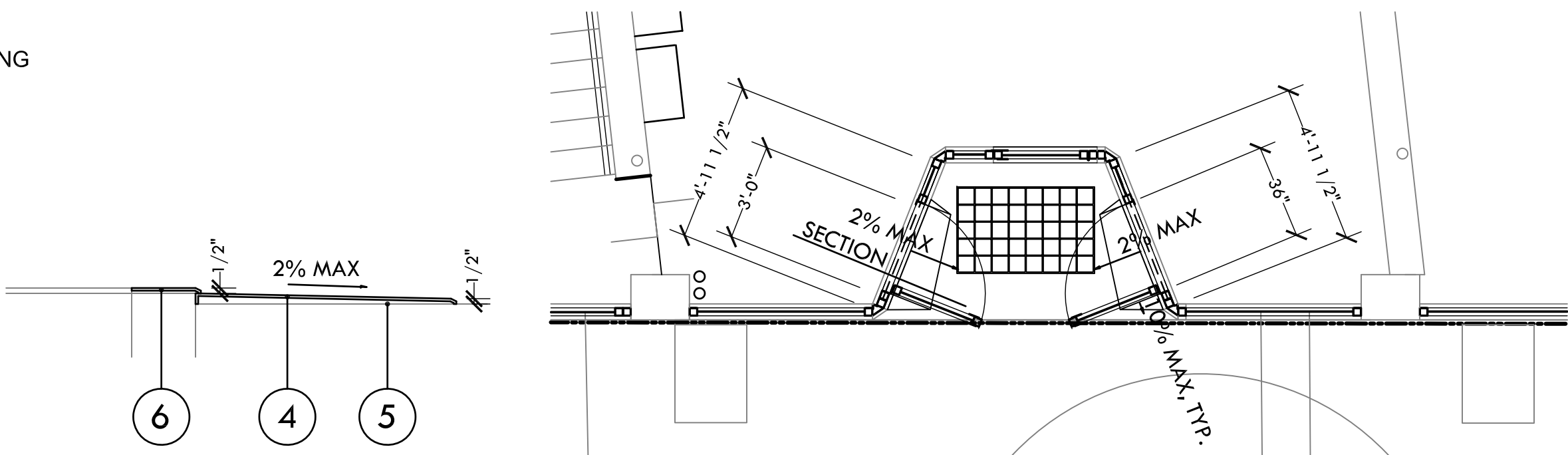
EAST ELEVATION - PROPOSED
1 : 8



FLOOR PLAN
1 : 8



DOOR ELEV
1 : 4



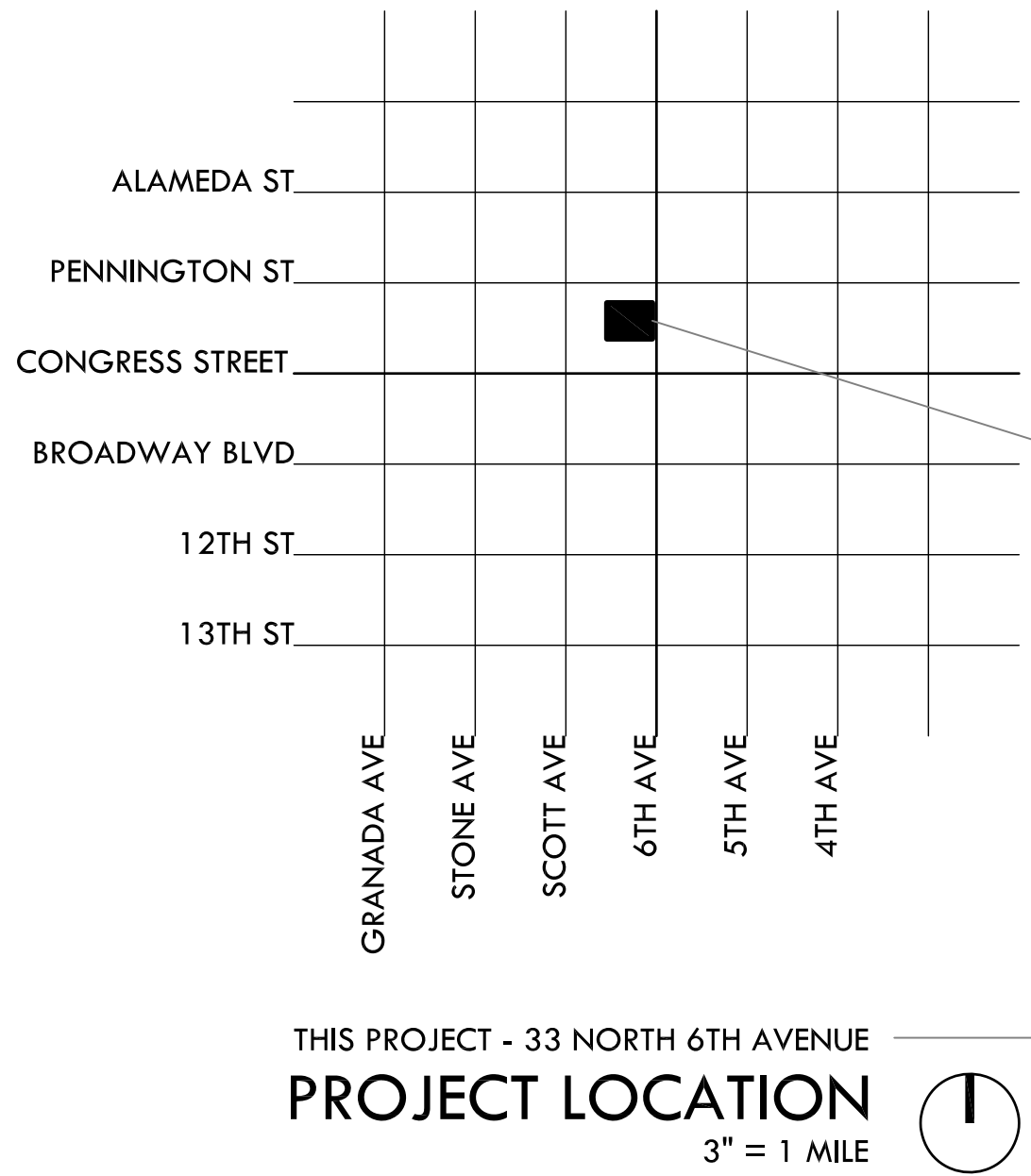
SECTION
1" : 1'0"



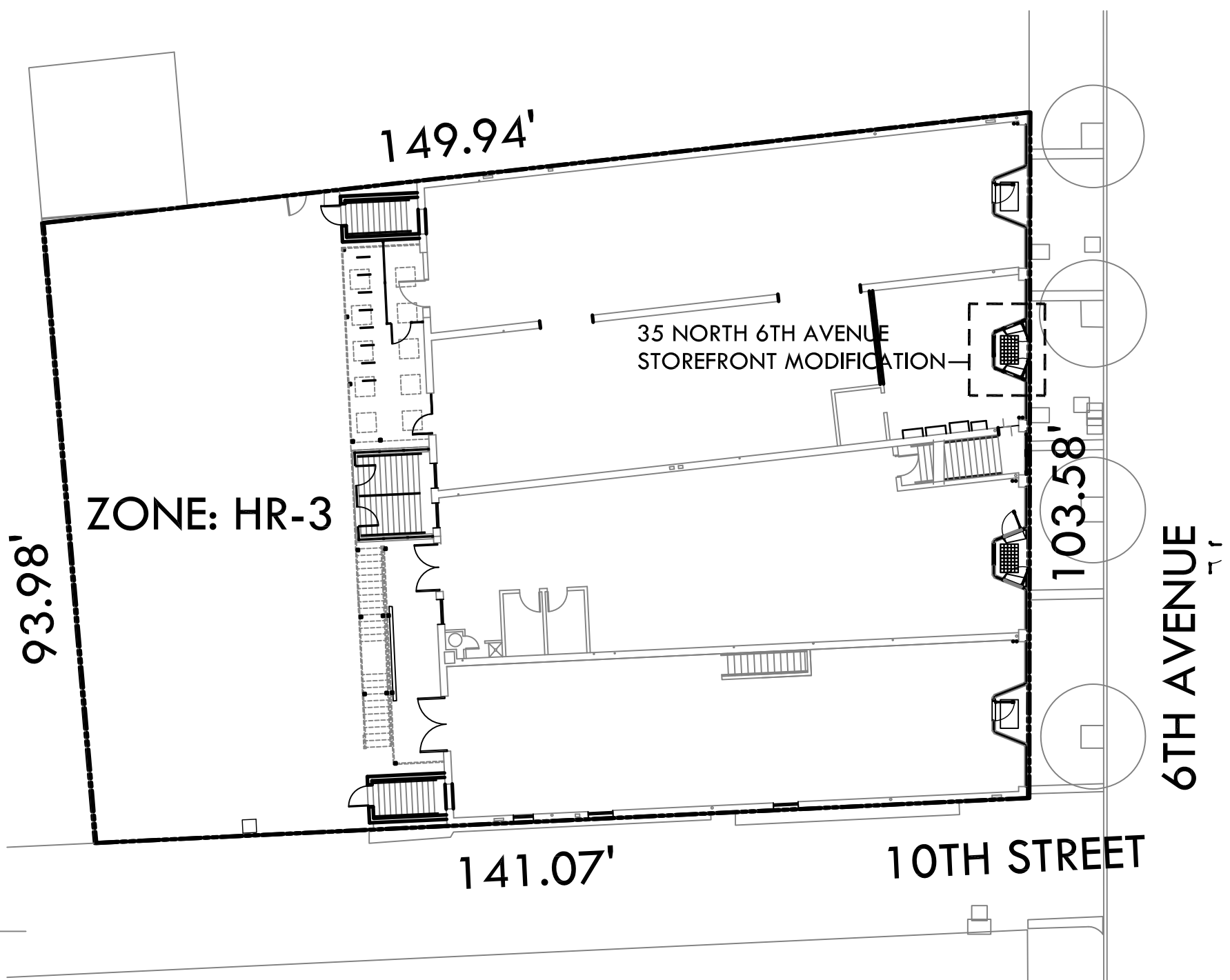
EAST ELEVATION - EXISTING
1 : 4

KEY TO DRAWINGS

- 1 PROVIDE WEATHERSEAL AND WELD EXISTING DOOR TO FRAME
- 2 REMOVE EXISTING DOOR HANDLE. CLEAN AND PAINT TO MATCH EXISTING FRAME.
- 3 NEW STEEL FRAME DOOR. TO MATCH EXISTING DOORS AND SIDE PANEL. SEE ELEV.
- 4 CUSTOM METAL THRESHOLD.
(1) SHEET OF 1/2" THICK ALGRIP SLIP-RESISTANT FLOOR PLATE (OR EQUAL). CLEAR SEAL. CONTINUOUS WELD TO FLOOR COVERING (KEYNOTE 5). THRU BOLT AT 4 LOCATIONS TO EXISTING FLOOR DECK OR SECURE WITH MASTIC
- 5 PROTECT TILE AND GLASS BLOCK DURING CONSTRUCTION
- 6 ALUMINUM THRESHOLD



SITE AERIAL
1 : 100



SITE PLAN
1 : 20



35 NORTH 6TH AVENUE
AUGUST 08, 2017

