

Design Package

Tucson Museum of Art J. Knox Corbett House renovation

BWS project no. 2409.000

COT permit # TC-COM-0325-00483

Project Description:

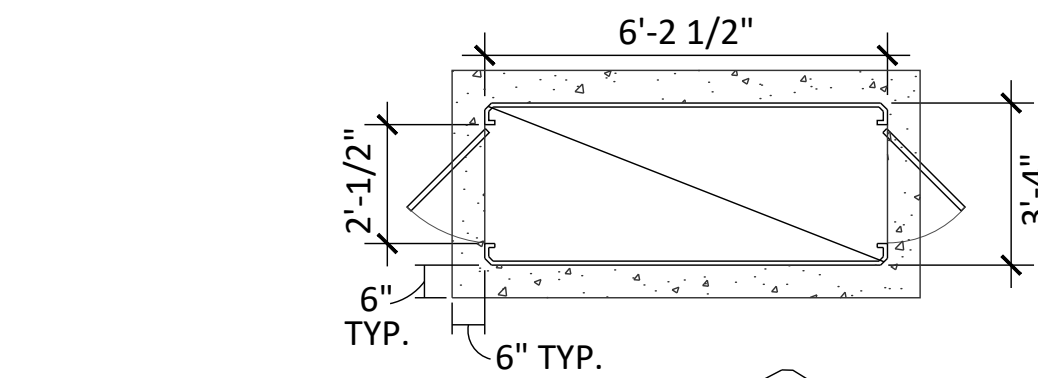
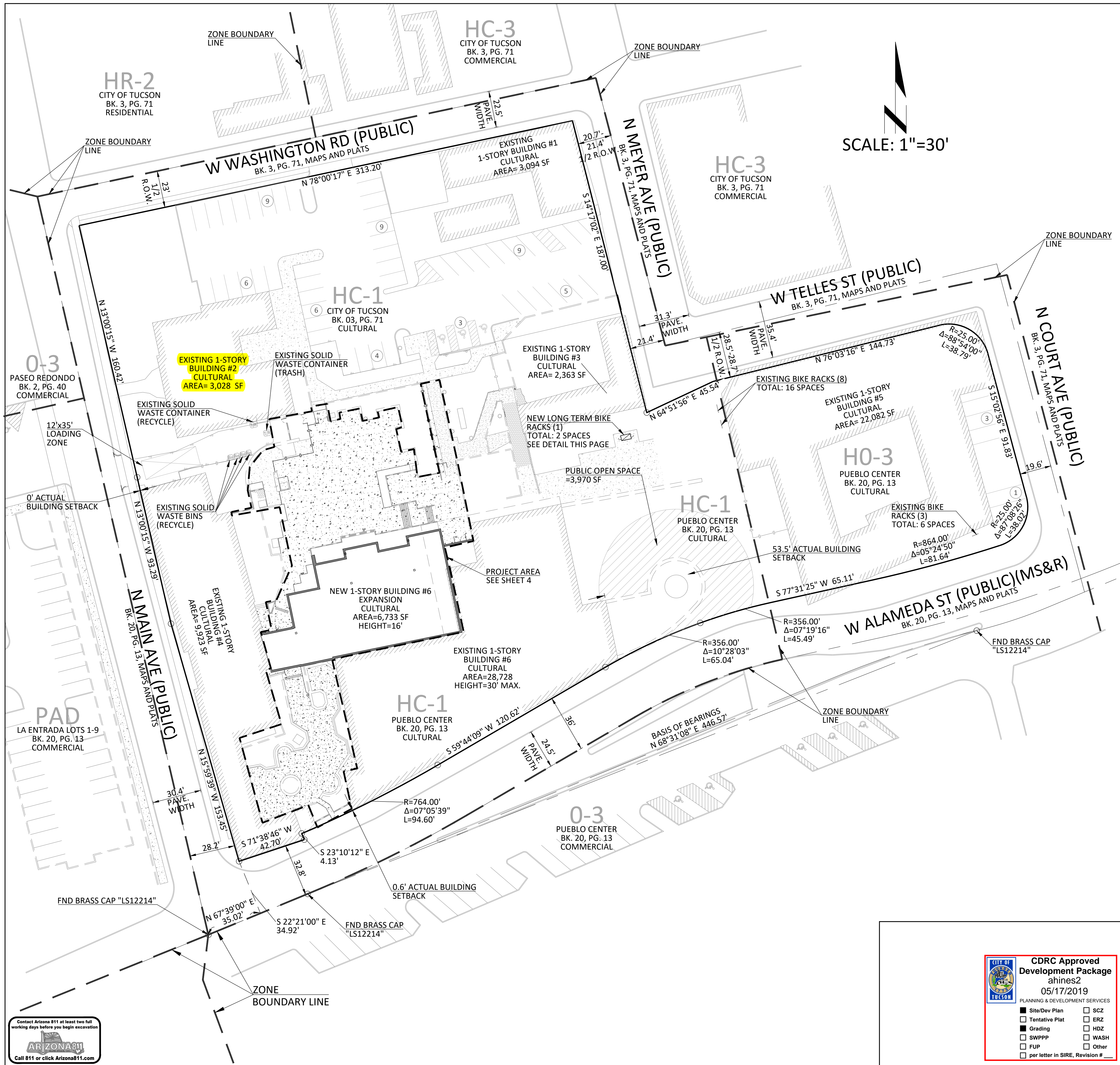
This is an adaptive re-use and historic renovation project of the Tucson Museum of Art's J. Knox Corbett House. There is significant repairwork from fire damage throughout, particularly on the South side of the building. Even though the function is being changed from a TMA exhibit space to a small event space, the current Occupancy classification remains A-3. The building will be adapted to include meeting rooms, two main gathering halls, a catering prep kitchen, an overflow patio area and in addition to updating existing restrooms from residential to a commercial use, adding ADA fixtures and a drinking fountain in order to serve the building's new function. A fire riser will be added on the north side of the building due to most recent codes we will provide sprinklers.

Design Narrative:

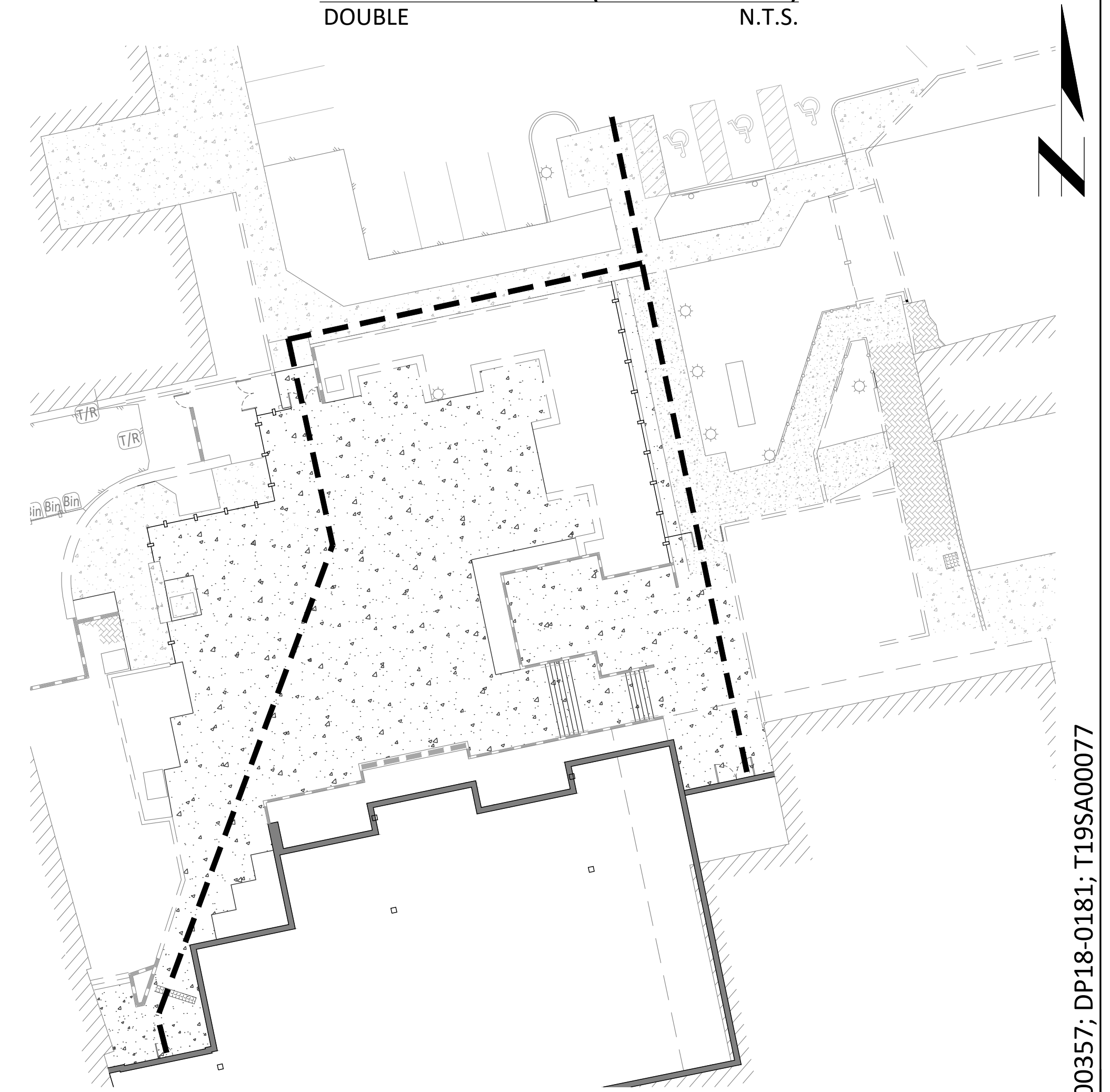
Exterior alterations are minimal, only to repair fire damage, and match like for like. For instance due to the fire, there was quite a bit of damage to the existing roof framing that will require most portions of the existing roof to be replaced. We will keep with the Mission revival of the original building, replacing eaves, fascia, downspouts and windows are to match the existing. A window film will be applied to the existing restrooms to provide privacy. The exterior colors will match the existing building.

Aerial Photograph:





BICYCLE LOCKER (LONG TERM)
DOUBLE N.T.S.

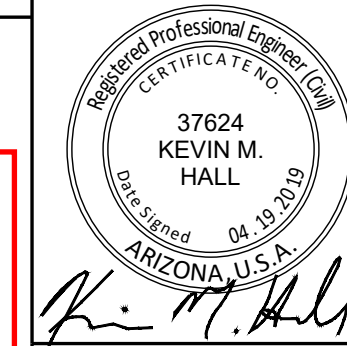


ACCESSIBLE PATH
SCALE: 1"=20'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

CDRC Approved Development Package
ahines2
05/17/2019
PLANNING & DEVELOPMENT SERVICES

- Site/Dev Plan
- Tentative Plat
- Grading
- SWPPP
- FUP
- per letter in SIRE, Revision #
- SCZ
- ERZ
- HDZ
- WASH
- Other



CYPRESS CIVIL DEVELOPMENT
strength + sustainability

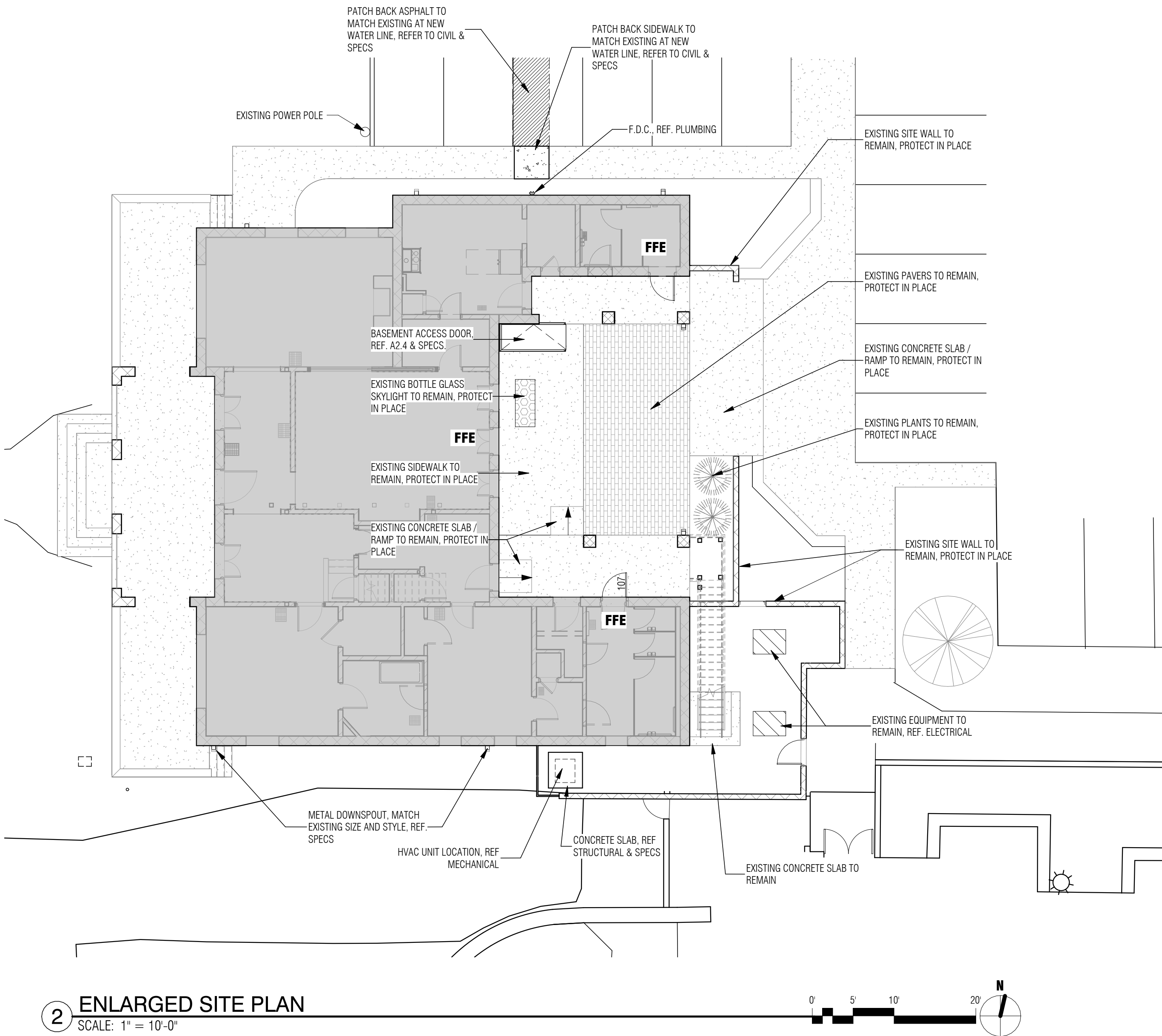
CYPRESS PROJECT NO: 18.052
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

A PORTION OF LOT 3 OF "PUEBLO CENTER" AS RECORDED IN BOOK 20, PAGE 13 OF MAPS AND PLATS. LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 12, T. 14 S., R. 13 E., G. & S. R. M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

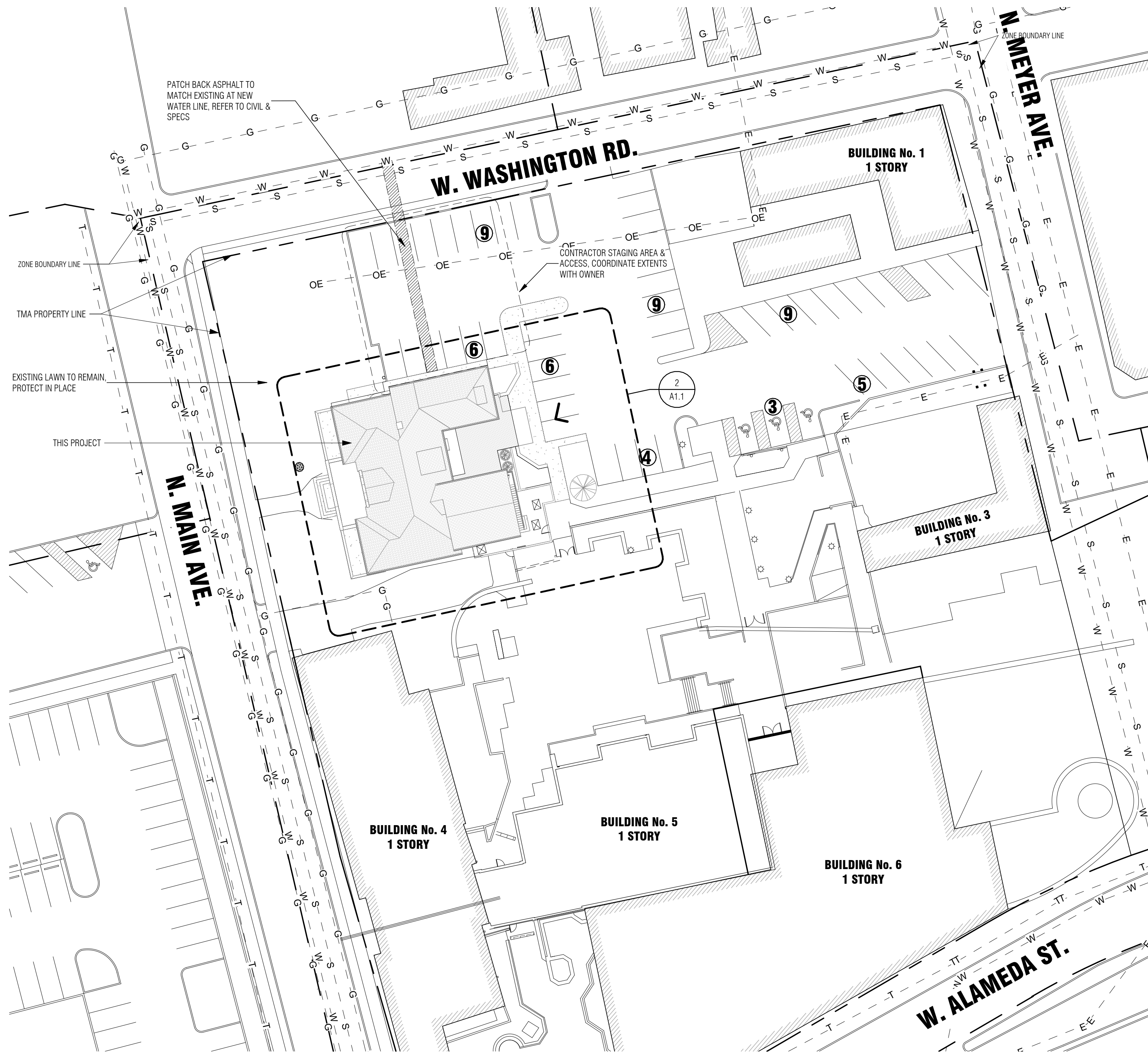
DEVELOPMENT PACKAGE for TUCSON MUSEUM OF ART KASSER FAMILY GALLERY overall site plan

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				TUCSON MUSEUM OF ART 120 NORTH MAIN AVENUE TUCSON, ARIZONA 85701 ATTN: JEREMY MIKOLAJCZAK PH: (520) 624-2333 E: jmikolajczak@tucsonmuseumofart.org
				SITE ADDRESS 120 NORTH MAIN AVENUE TUCSON, ARIZONA 85701

DP18-0276
REF: C9-74-21; T17SA00357; DP18-0181; T19SA00077



2 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES & SAFETY CONCERNS WITHIN & ADJACENT TO CONSTRUCTION. COORDINATE W OWNER EXTENTS FOR EQUIPMENT STORAGE AND STAGING.
- THIS PLAN IS CREATED FROM SURVEY INFORMATION & ARIAL PHOTO. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- REFER TO STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR MORE INFORMATION & UTILITY COORDINATION.
- CONTRACTOR SHALL PATCH & REPAIR ALL EXISTING FINISHES ADJACENT TO DEMOLITION, AS REQUIRED.
- REFER TO SHEET A1.2 FOR ARCHITECTURAL SITE DETAILS.

PARKING CALCULATIONS

NO CHANGES - EXISTING TO REMAIN. REFER TO C.O.T. APPROVED DEVELOPMENT PLAN DP18-0276 REFERENCE SHEETS #DP1-6 IN THIS SET.

Photographs of Existing Site Conditions



Early Photo (undated - for reference)

Photographs of Existing Site Conditions



NE corner



NW corner



SW corner

Photographs of Existing Site Conditions (continued)



South facade



East facade



SE corner

Photographs of Surrounding Area



Looking Southeast



Looking South



Looking Southwest



Looking West



Looking Northwest

Photographs of Surrounding Area (continued)



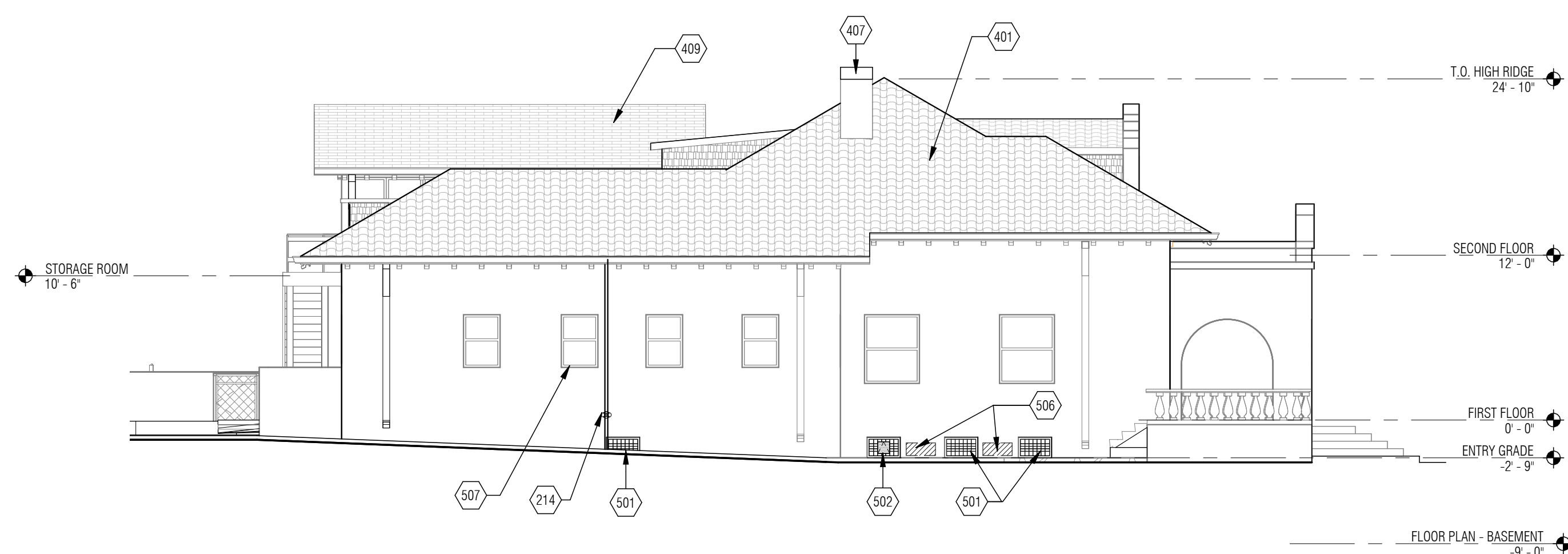
Looking North



Looking East

KEYNOTES

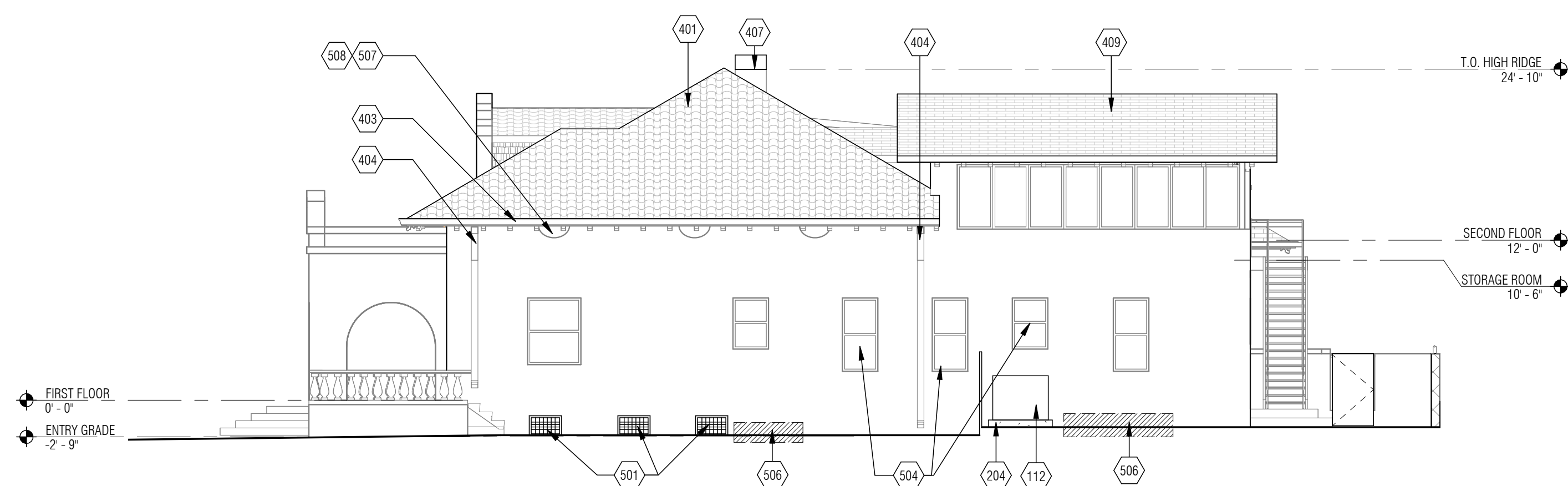
112	HVAC UNIT LOCATION, REF MECHANICAL
204	CONCRETE SLAB, REF STRUCTURAL & SPECS
214	FIRE RISER LOCATION, REF CIVIL & PLUMBING
401	MISSION STYLE TILES, MATCH EXISTING, REF. SPECS
403	METAL GUTTER, MATCH EXISTING STYLE, REF. SPECS
404	METAL DOWNSPOUT, MATCH EXISTING SIZE AND STYLE, REF. SPECS
405	RAFTER TAILS. REPLACE, REPAIR, OR REFINISH PER EXTENT OF DAMAGES
407	EXISTING CHIMNEY, PROTECT IN PLACE -REPAIR MASONRY
409	ASPHALT SHINGLES, REF SPECS
501	METAL GRATE, REF. SPECS
502	CAT DOOR, FRAME IN METAL GRATE, REF. SPECS
504	REPLACE DAMAGED GLASS, REPAIR OR REPLACE DAMAGED WOOD FRAME & TRIM AS REQ'D
506	PATCH STUCCO WHERE DAMAGED. REPAINT TO MATCH EXISTING
507	REPLACE DAMAGED SCREEN & WOOD FRAME, MATCH EXISTING
508	INFILL METAL PANEL & INSULATION @ EXISTING OPENING, REF. 7/A4.2



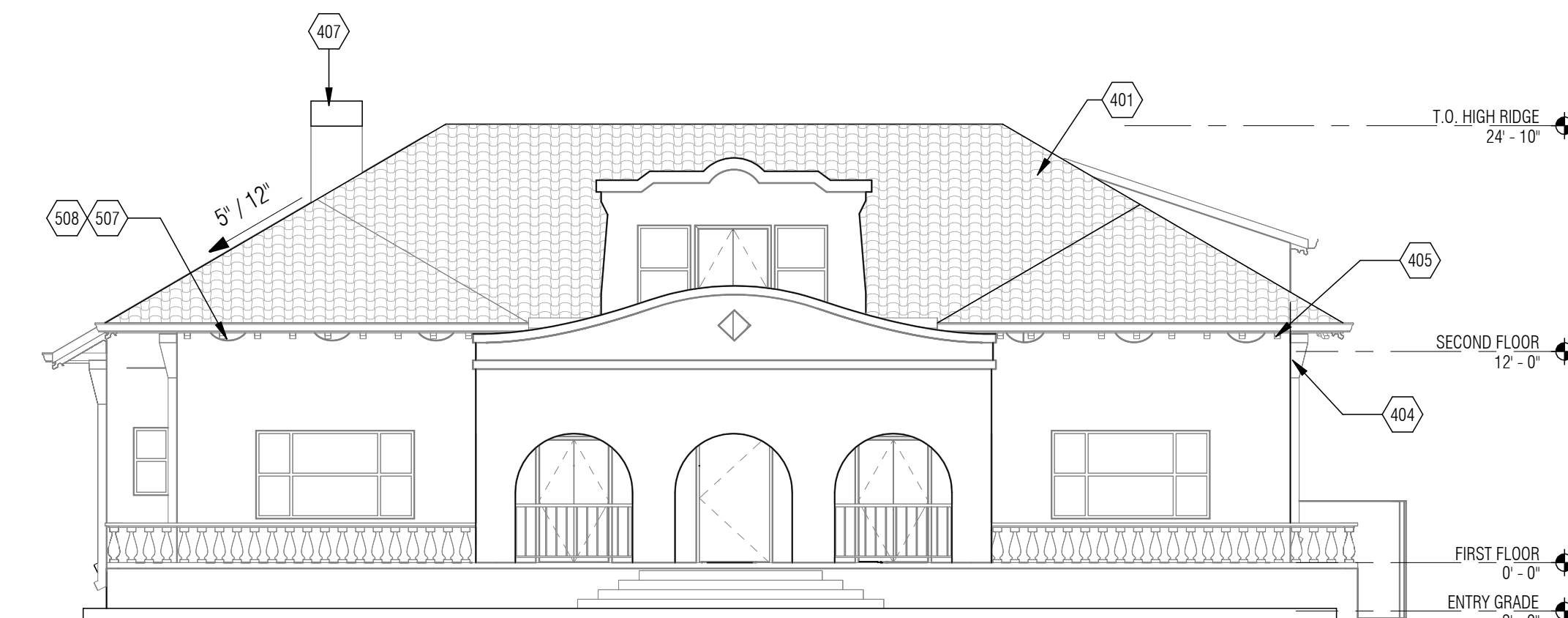
1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



2 BUILDING ELEVATION - EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - SOUTH



4 BUILDING ELEVATION - WEST
1/8" = 1'-0"

bws | ARCHITECTS

261 North Court Avenue
Tucson, Arizona 85701
520.795.2705
www.bwsarchs.com

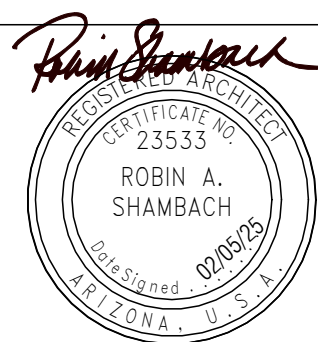
Electrical / I.T.
Monrad Engineering
1926 E. Ft. Lowell Rd.
#200
Tucson, AZ 85719
Phone: 520.884.0045

Mechanical
KC Mechanical
5447 East 5th St. #112
Tucson, AZ 85711
Phone: 520.327.7611

Structural
Schneider Structural
435 East 9th Street
Tucson, AZ 85701
Phone: 520.512.8183

CONSULTANTS
CIVIL
CEC CIVIL &
ENVIRONMENTAL, Inc.
555 E River Road
Tucson, AZ 85704
Phone: 520.321.4625

**Tucson Museum of Art
J. Knox Corbett House
Renovation**
180 N Main Ave. Tucson, AZ 85701



EXPIRES 06/30/2025

DRAWN BY: KM
JOB NO: 2409.000
DATE: 02/05/2025
REVISIONS

REVISIONS

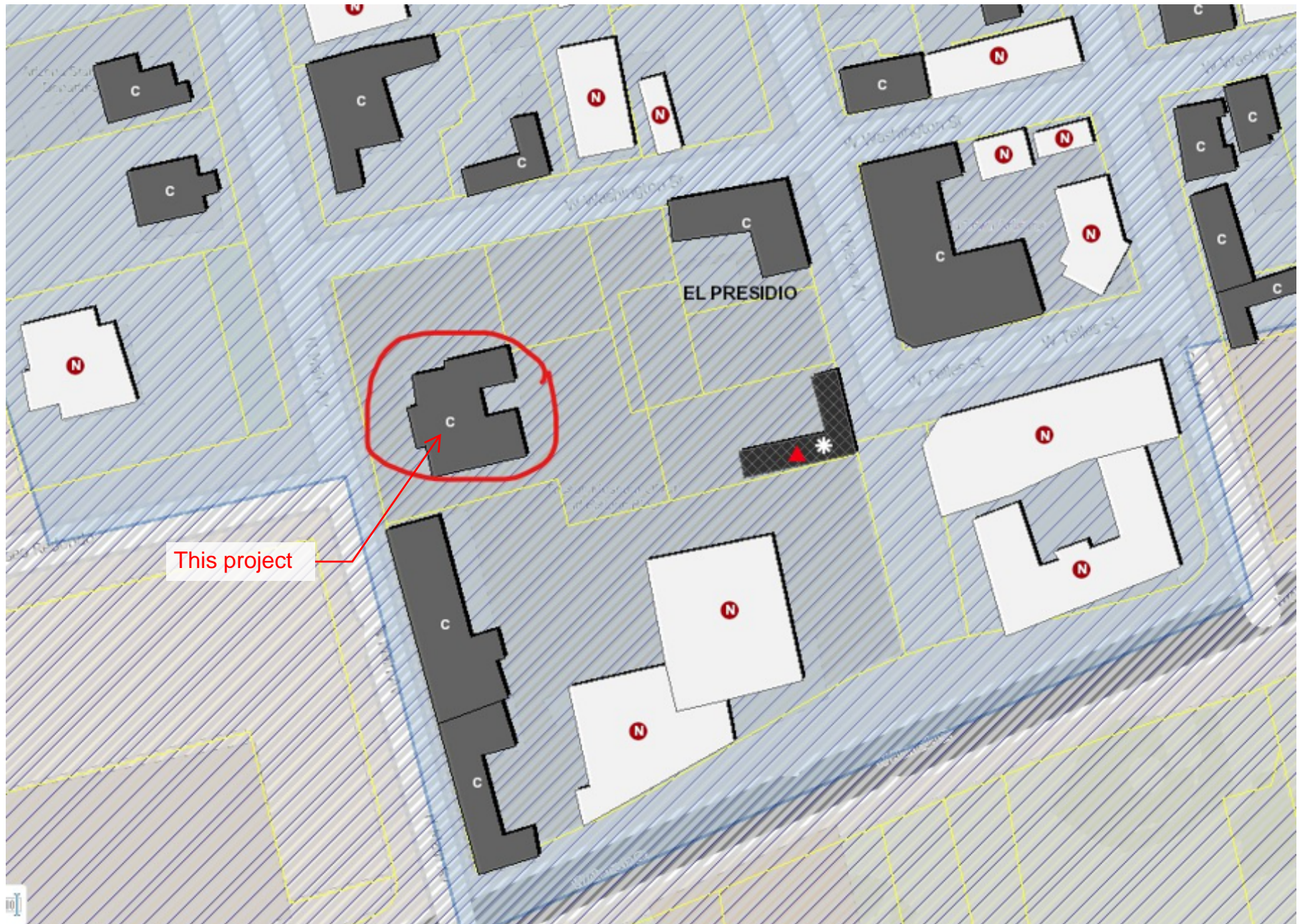
BUILDING ELEVATIONS

A5.1

CONSTRUCTION DOCUMENTS

2/5/2025 4:09:32 PM

Development Zone map:



STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1110 West Washington Street, Suite 100, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: _____ Survey Area: _____

Historic Name(s): J. Knox Corbett House
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 180 N. Main Ave.

City or Town: Tucson ☐ vicinity County: Pima Tax Parcel No. 117-11-0270

Township: _____ Range: _____ Section: _____ Quarter Section: _____ Acreage: _____

Plat (Addition): _____ Block: 183 Lot(s): 34,5 Year of plat (addition): _____

Latitude: 32.222 Longitude: -110.974 USGS 7.5' quad map: _____

Style: Mission Revival

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1906 ☐ known ☒ estimated (source: History of J. Knox Corbett House
Author - Bettina Lyons)

STRUCTURAL CONDITION

☐ Good (well maintained, no serious problems apparent)

☒ Fair (some problems apparent) Describe: South portion of roof severely damaged in attic fire; one wood window destroyed

☐ Poor (major problems; imminent threat) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Sources: _____

PHOTO INFORMATION

Date of photo: _____

View Direction (looking towards) _____

Attach recent photograph of property to this space.
Additional photos may be appended on continuation sheets.

SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 180 N. Main Ave.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
~~None~~ Some mission tile replaced w/ shingles (asphalt) at rear of house (non view elevation)

3. SETTING (Describe the natural and/or built environment around the property) lawn, trees, shrubbery

Describe how the setting has changed since the property's period of significance: originally unvegetated dirt w/ volunteer native vegetation

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Fired brick Foundation: Concrete Roof: Wood w/ shingles, ^{mission} tile

Windows: _____

If the windows have been altered, what were they originally? _____

Wall Sheathing: cement plaster / painted brick

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

☐ Individually listed; ☒ Contributor ☐ Noncontributor to El Presidio Historic Dist. Historic District

Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☐ is not eligible individually.

Property ☐ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Arthur Stables / BWS Architects

Date: July 8, 2025

Mailing Address: 261 N. Court Ave.

Phone No.: 520-795-7705

Rendering 1 - Exterior East Courtyard



Rendering 2 - Exterior East Courtyard



TUCSON MUSEUM OF ART

Materials & COLORS

J. KNOX CORBETT HOUSE

INTERIOR PAINT (S.W.)

- P-1 FIELD [NARCE] [SW6154]
- P-2 ACCENT [ARISTOCRAT PEACH] [SW0027]
- P-3 ACCENT [ACANTHUS] [SW0029]
- P-4 ACCENT [RENWICK BEIGE] [SW2805]
- P-5 ACCENT [BILLIARD GREEN] [SW0016]
- P-6 ACCENT [DOWNING SLATE] [SW2819]

MILLWORK

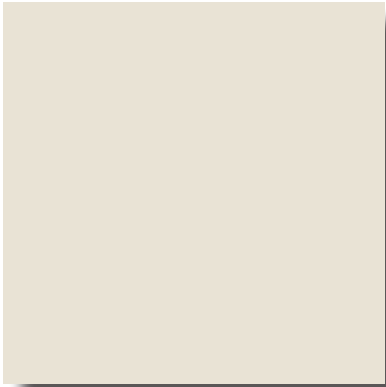
- PL-1 PLASTIC LAMINATE [NEW WHITE] [7223C-NG]
- Q-1 QUARTZ [HOFN HARBOR] [Q4064]

CERAMIC TILE (DAL TILE)

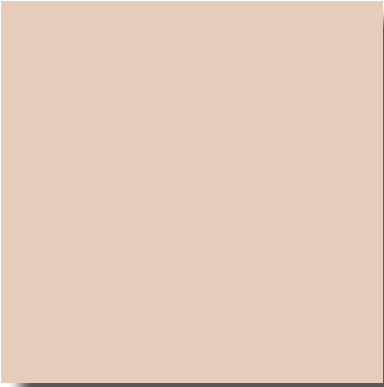
- CT-1 WALL [BLACK] [K111]
- CT-2 WALL [ARCTIC WHITE] [0190]

EXTERIOR

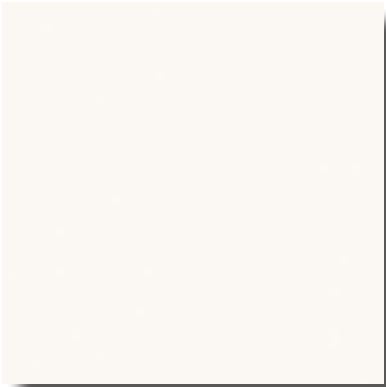
- PV-1 PATIO [HOLLAND STONE] [SIERRA]



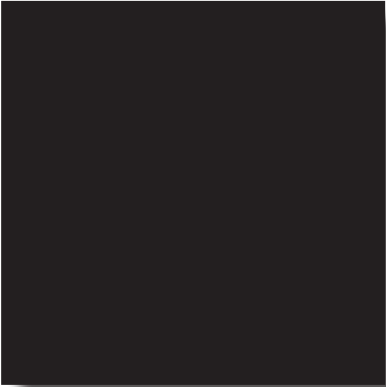
P-1



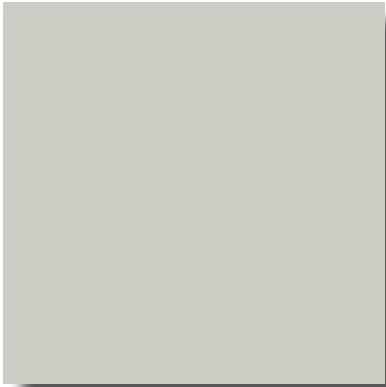
P-2



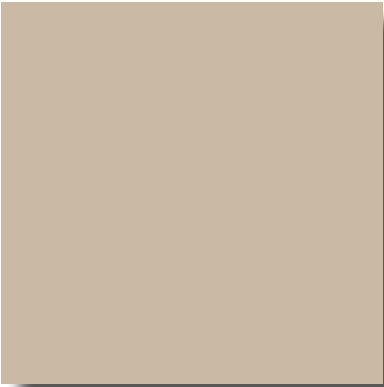
PL-1



CT-1



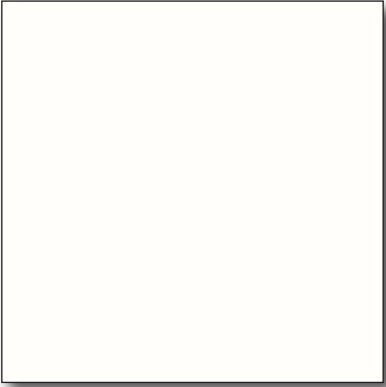
P-3



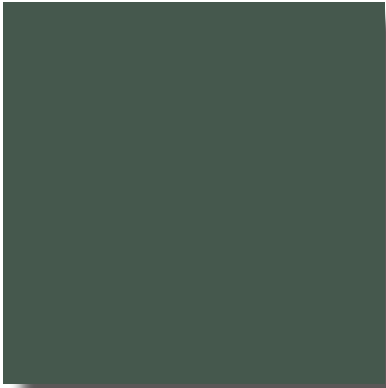
P-4



Q-1



CT-2



P-5



P-6



AWNING



PV-1



ROOF