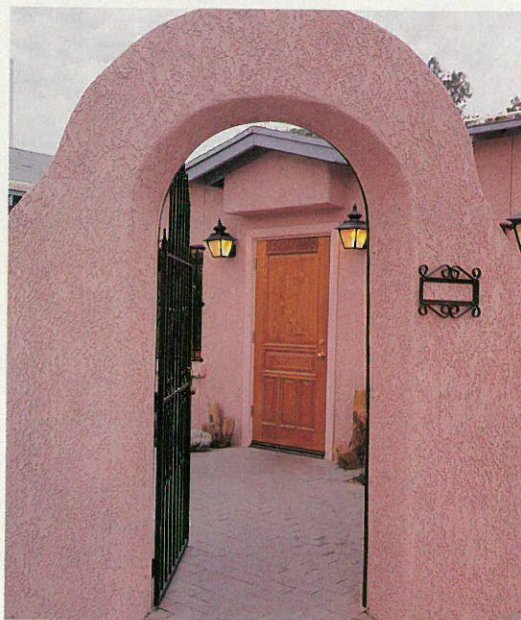


REMADE TO ORDER



Restaurants offer the diversified builder a gourmet menu of commercial opportunities. The projects on the following pages show how three builders used restaurant remodeling to beef up their bottom lines.

By Christina Farnsworth, Senior Editor

Tucson natives know the El Minuto Cafe. In business since 1936, the cafe serves lunch and dinner and stays open very late.

El Minuto is part of the Barrio Historico, an area governed by the Old Pueblo South Area Plan, one of the oldest settled areas in Tucson, Ariz.

When Eglin/Cohen and Associates Architects, Tucson, designed a 1029-square-foot addition that added 49 percent to the restaurant's original 2069 square feet, there were a few hurdles to cross. They had to get permission to build the addition with a zero rather than 20-foot set-back and with 17 fewer parking places than required by code, said Andrew Dennehy, project architect. Most of the addition, in fact, is in what was formerly zoned set-back.

Dennehy had to design in the territorial-style to blend the new frame construction addition with the old stuccoed-brick building and with its neighborhood. Because the addition was so large, the builder, Stephen Tofel, TA Construction Co., had to rehab the rest of the building to bring it up to code. The project also had to gain the approval of various county and city organizations and the area's historic commission.

Tofel built the addition first, making sure that when old and new were linked, floor levels would be the same. When the addition was finished, diners moved into the new area while the old was rehabbed. The finished product has a seamless continuity between old and new and diners suffered few inconveniences. The restaurant didn't close.

Total job cost was \$108,000. □

