

08.07.2020

Michael Taku, Planner
City of Tucson, Planning and Development Services
201 N. Stone Avenue, Tucson, AZ 85701
520.837.4963

Re: Statement for Historic Review Application, 702 S. 2nd Ave.

Dear Mr. Taku,

On behalf of our clients, Suzanne Crawford and Erik Rygg, we are applying for Historic Preservation Review per UDC requirements in an HR-3 zoning. The address of the proposed structure is 702 S. 2nd Avenue, which is located within the Armory Park Historic District. We are proposing a master suite addition/remodel to the rear of the existing single family residence, which is a contributing property. Based on the scope of work, we are subject to a Full HPZ Review under UDC Section 5.8.5.B.

The intent is for the proposed project to conform to the Design Guidelines, under UDC Section 5.8.6 Design Standards. Below is a brief statement explaining how the proposed addition and alteration shall meet the specific design standards:

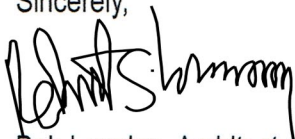
- 1) Generally: (Per UDC Section 5.8.6.A.3) The proposed addition will be compatible with the existing residence and the other contributing properties within our development zone. See the attached development zone map and images of contributing properties within the development zone.
- 2) Height: (Per UDC Section 5.8.6.B.3) The proposed structure will match the height of the existing structure and be less than the highest contributing property in the general vicinity. The height of the existing gable ridge is approx. 14'-10" above finish floor and 15'-10" above natural grade. This structure is single story which is consistent with most structures within the development zone.
- 3) Setbacks: (Per UDC Section 5.8.6.C.3) Setbacks will conform to the prevailing setbacks within the general vicinity. The proposed North and South Setbacks match the existing setbacks of the historic structure. The North setback of 6'-0" does not meet modern UDC standards because of the height of the structure. Therefore the North setback must be approved through the HPZ process. On the site plan you will see that the building addition is not a complete rectangle in order to preserve an existing mature mesquite tree. The rear setback to the west is 16'-10" to preserve sufficient room for a backyard and outdoor living. Similar rear setbacks can be found within our development zone (North of our parcel).
- 4) Proportion: (Per UDC Section 5.8.6.D.3) Our intent was for the proportions of our new addition to roughly match the proportions of the existing front porch that faces 2nd Avenue. This can be clearly seen on sheet A-1 if you look at our proposed west elevations and the existing east elevation.
- 5) Roof Types: (Per UDC Section 5.8.6.E.3) The proposed roof is an extension of the existing roof structure. The back of the existing structure has a hip roof but our addition will have a gable to match the gables on the front of the existing structure. Our assumption is that the original home builder did

gables in the front for curb-appeal and a hip roof in the back for cost effectiveness. The new gable end at the addition will also provide needed attic ventilation and space for a horizontal flow air handler in the attic. The existing roof is asphalt shingles, and we are proposing to match existing.

- 6) Surface Texture: (Per UDC Section 5.8.6.F.3) The proposed surface textures are painted stucco, painted wood and roof shingles which conform to the contributing properties in the area. See the attached image exhibits for material context.
- 7) Site Utilization: (Per UDC Section 5.8.6.G.3) No changes will be made to the utilization of the site, it will be maintained as a single-family residence.
- 8) Projections & Recessions: (Per UDC Section 5.8.6.H.3) The two new pairs of french doors shall be wood 10-lite french doors to keep with the historic nature of the home. The proposed wood double hung windows match existing window types on the historic residence. The two wood casement windows located in the bathroom do have a raised sill for privacy but windows with similar widths and heights can be found on the south elevation of the existing structure.
- 9) Details: (Per UDC Section 5.8.6.I.3) All architectural details will be compatible with existing historic styles. The proposed attic vents will match the existing attic vents on the front facade. The new facias will have the same decorative flare at the tails. The windows will be recessed (rather than flush with the exterior stucco) and they will have an expressed stucco sill to match existing.
- 10) Building Form: (Per UDC Section 5.8.6.J.3) The proposed addition will match the building form of the existing structure and contributing properties within the general vicinity. Once again, the form of the addition has been inspired by the form of the existing front porch that faces 2nd Avenue.
- 11) Rhythm: (Per UDC Section 5.8.6.K.3) The proposed addition will have window openings and fenestration which matches the existing structure and the rhythm of contributing properties within the development zone. In keeping with the historic homes in our development zone, the windows and doors have been logically placed to reflect and serve the interior spaces. The windows have also been carefully spaced to balance the elevations and preserve the appearance of a masonry structure rather than modern frame construction design.

See the attached application, photo exhibit package and drawings to accommodate the HPZ requirements. Thank you for your consideration on this matter.

Sincerely,



Bob Lanning, Architect

Permit Review Details

Permit: T20CM04834
Parcel: 117072560

Addresses:
710 S 2ND AV

Review Details

Review Status: **Active**

Show

10

▼

 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/28/2020	ANDREW CONNOR	NPPO	REVIEW	Passed	None
7/30/2020	LOREN MAKUS	ENGINEERING	REVIEW	Passed	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/31/2020	MALLORY RESS	ZONING	REVIEW	Needs Review	<p>ZONING REVIEW TRANSMITTAL</p> <p>FROM: Mallory Ress Planner</p> <p>PROJECT: T20CM04834 710 S 2ND AV MASTER SUITE ADDITION/REMODEL</p> <p>TRANSMITTAL: 7/31/20 COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8).</p> <p>This site is located in the HR-3 zone (UDC 4.7.9). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.6.</p> <p>The minimum setback is the greater of six (6) feet, or two-thirds (2/3) the height of the structure's wall facing each interior property line (Table 6.3-2.A).</p> <p>The applicant is proposing a 10' wall height to the north property line. A 6'8" setback is required. A 6' setback is proposed.</p> <p>Existing shed at southwest corner of property has not received approvals. Setback to the west property line is 1'5". Setback to south property line is 1'2". A 6' setback is required to the south and west property lines.</p> <p>Historic Review required.</p>
8/5/2020	KEN VAN KARSEN	BUILDING-RESIDENTIAL	REVIEW	Reqs Change	PROVIDE A COMPLETE PLAN SET FOR REVIEW

Parcel Number: 117-07-2560

ZONING: HR-3

Property Address

Street Number	Street Direction	Street Name	Location
710	S	2ND AV	Tucson

Contact Information

Property Owner Information:

CRAWFORD SUZANNE & RYGG ERIK S CP/RS
710 S 2ND AVE
TUCSON AZ

85701-2805

Property Description:

TUCSON E100' LOT 5 BLK 125

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2020	HISTORIC/ENTPRS (6)	5.0	\$220,601	\$145,516	\$7,276
2021	HISTORIC/ENTPRS (6)	5.0	\$220,601	\$152,792	\$7,640

Property Information

Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	3	Block:	125
Tract:		Land Measure:	4,900.00F	Lot:	00005
Census Tract:	800	File Id:	1	Group Code:	000
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	6/13/2013

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20001530593	1	8/2000	Single Family	\$100,000	\$100,000	N	X JAC DEED: Warranty Deed

Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	02003 DEL	30

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20130520646	0	0	2/21/2013	WTDEED
20001530593	11357	1639	8/8/2000	
93223010	9688	3142	12/14/1993	

Residential Characteristics

Property Appraiser: Rachel Valenzuela Phone: (520) 724-7427

Main Structure:

Appraisal Date:	12/20/2013	Property Type:	Single Family Residence	Area ID:	Ed 30-010202-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,051	Garage Type:	Carport	Effective Construction Year:	1917
Garage Capacity:	2	Stories:	1	Patio Type:	Covered
Rooms:	5	Patio Number:	1	Quality:	Fair
Pool Area:	0	Exterior Walls:	8in Stucco	Valuation Type:	00
Roof Type:	Asphalt	Total Main:	\$234,682	Heating:	Forced
Total Control:	\$234,682	Cooling:	Evaporative	Total Actual:	\$220,601
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0124				

Notes (2)

Created: 5/3/2001 Update heating to forced for 2003 per MLS number 2011569
Modified: 5/3/2001

Created: 12/1/2011 Remove slab,terrace,deck from listing and update porch count
Modified: 12/1/2011

ASSESSOR'S RECORD MAP

117-07

CITY OF TUCSON BLOCKS 115-117; 124-126

DETAIL 32

(COTALL)



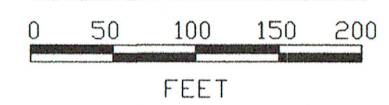
TUCSON TOWNSITE
02/004 M&P

TUCSON TOWNSITE
02/003 M&P

SEE BOOK 70 PAGE 022 ROS
SEE BOOK 72 PAGE 089 ROS

SEE BOOK 02 PAGE 003 M&P
SEE BOOK 02 PAGE 004 M&P
2016-1

S12,T14S,R13E
\\MP02\02004_032- 01/27/2025

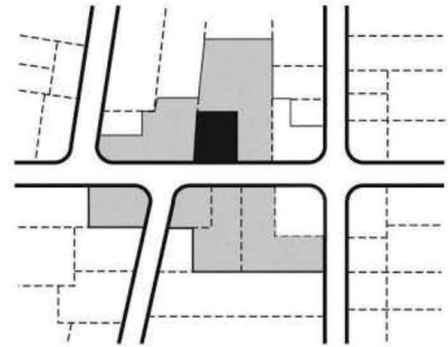


DEVELOPMENT ZONE

710 S. 2ND AVENUE

 Adjacent Properties

Interior Lot



S BEAN AVENUE



E 17TH STREET

S JACOBUS AVENUE

THIS SITE

S 2ND AVENUE

E 18TH STREET



704 S. 2ND AVENUE



706 S. 2ND AVENUE



707 S. 2ND AVENUE



717 S. 2ND AVENUE



739 S. 2ND AVENUE



749 S. 2ND AVENUE



EXISTING EAST ELEVATION (2ND AVENUE)
FRONT ELEVATION TO REMAIN AS-IS



EXISTING FRONT PORCH DETAILS
ATTIC VENT DETAIL & FLY RAFTER DETAIL



EXISTING WEST ELEVATION (REAR YARD)



EXISTING SOUTHWEST CORNER



EXISTING SOUTH ELEVATION



WINDOW DETAIL

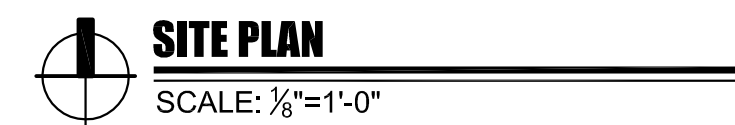
PROJECT INFORMATION

YARD	REQ'D	EXISTING	PROPOSED
FRONT (EAST)	20'-0" OR 1.5(H)	16'-8"	N/A
SIDE (NORTH)	6'-0" OR 3/8"(H)	6'-0"	6'-0" *
REAR (WEST)	6'-0" OR 3/8"(H)	N/A	16'-10" *
SIDE (SOUTH)	6'-0" OR 3/8"(H)	17'-0"	17'-0"

* NON-CONFORMING SETBACKS SUBJECT TO HISTORIC REVIEW

EXISTING RESIDENCE:	1,051 S.F.
ADDITION (THIS PROJECT):	312 S.F.
EXISTING SHED	160 S.F.
<u>VEHICULAR USE AREA:</u>	<u>300 S.F.</u>
TOTAL:	1,823 S.F.
1,823 S.F. < 3,430 S.F.	OK

A-0	COVER SHEET_SITE PLAN
A-1	DEMO PLAN_FLOOR PLAN
A-2	ELEVATIONS

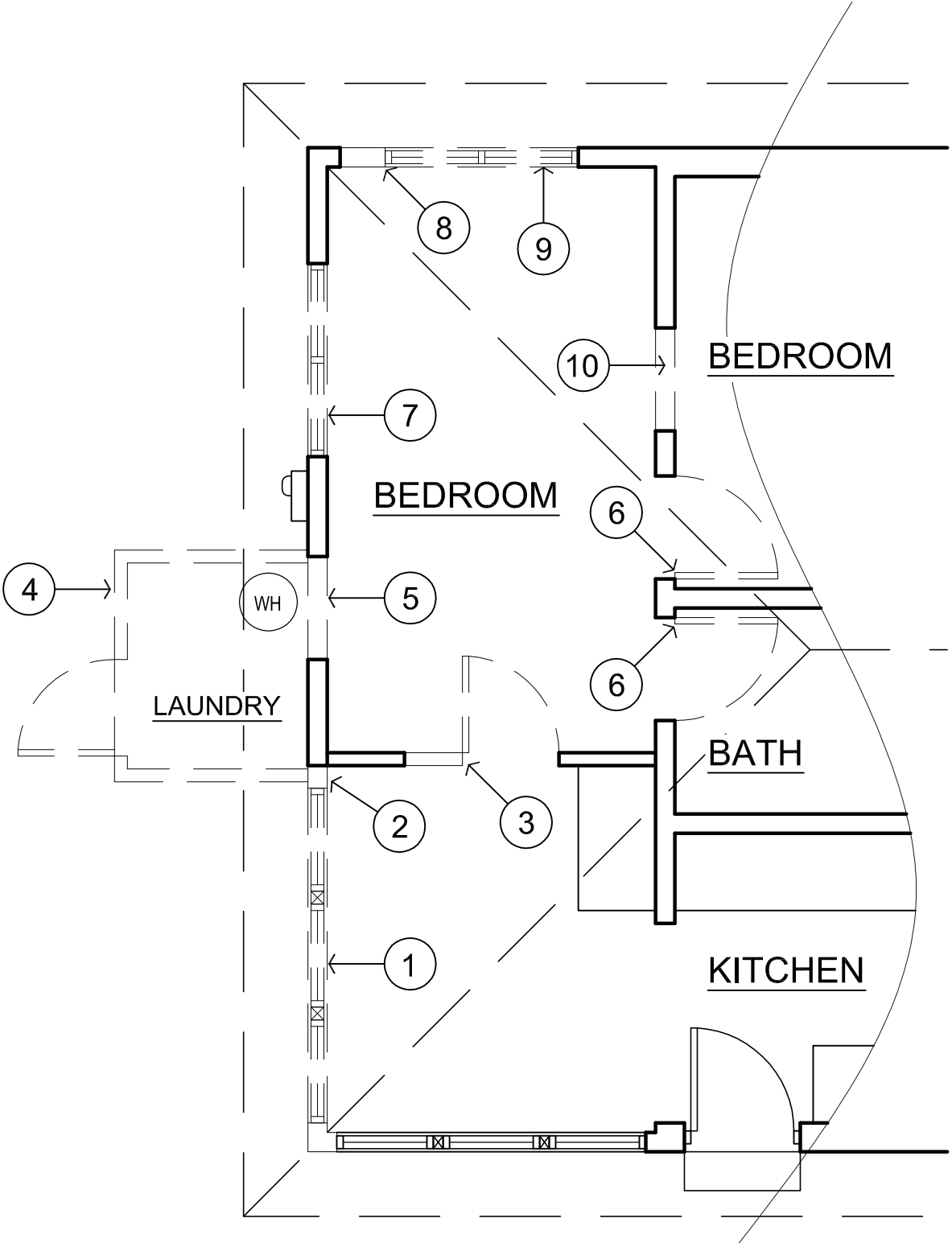


A-0

site plan

DEMO KEY NOTES

- 1. REMOVE EXISTING WINDOW AND STORE ON SITE.
- 2. EXISTING WALL TO BE REMOVED. SEE FRAMING PLAN FOR NEW BEAM AT THIS LOCATION.
- 3. REMOVE EXISTING DOOR AND WALL FOR NEW OPENING PER FLOOR PLAN.
- 4. DEMOLISH EXISTING EXTERIOR LAUNDRY ROOM. CAP AND LABEL ALL PLUMBING & ELECTRICAL.
- 5. NEW OPENING IN EXISTING FRAME WALL PER FLOOR PLAN. SEE ALSO FRAMING PLAN FOR NEW HEADER.
- 6. REMOVE DOOR. OPENING TO BE FILLED-IN. TYPICAL AT TWO LOCATIONS.
- 7. REMOVE EXISTING WINDOW. NEW DOOR TO BE INSTALLED IN PLACE OF WINDOW. SEE FLOOR PLAN AND FRAMING PLAN.
- 8. REMOVE WALL AS NEEDED FOR NEW WINDOW PER FLOOR PLAN.
- 9. REMOVE EXISTING WINDOW. SEE FLOOR PLAN FOR NEW WINDOW LOCATIONS.
- 10. NEW OPENING IN EXISTING FRAME WALL. SEE FLOOR PLAN, DOOR SCHEDULE, AND FRAMING PLAN.



EXISTING / DEMO PLAN

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

MARK	LOCATION	TYPE	DIMS	NOTES
1	MASTER BEDROOM	WOOD FRENCH DOORS	6'-0" X 6'-8"	TEMPERED GLASS
2	SITTING ROOM	WOOD FRENCH DOORS	6'-0" X 6'-8"	TEMPERED GLASS
3	MASTER BEDROOM	INT. WOOD DOOR	2'-8" X 6'-8"	
4	LAUNDRY	PAIR OF BI-FOLD DOORS	5'-0" X 6'-8"	
5	CLOSET	PAIR OF SLIDING DOORS	5'-0" X 6'-8"	
6	CLOSET	PAIR OF SLIDING DOORS	5'-0" X 6'-8"	
7	M. BATH	INT. WOOD DOOR	2'-8" X 6'-8"	
8	M. BATH	INT. WOOD DOOR	2'-8" X 6'-8"	

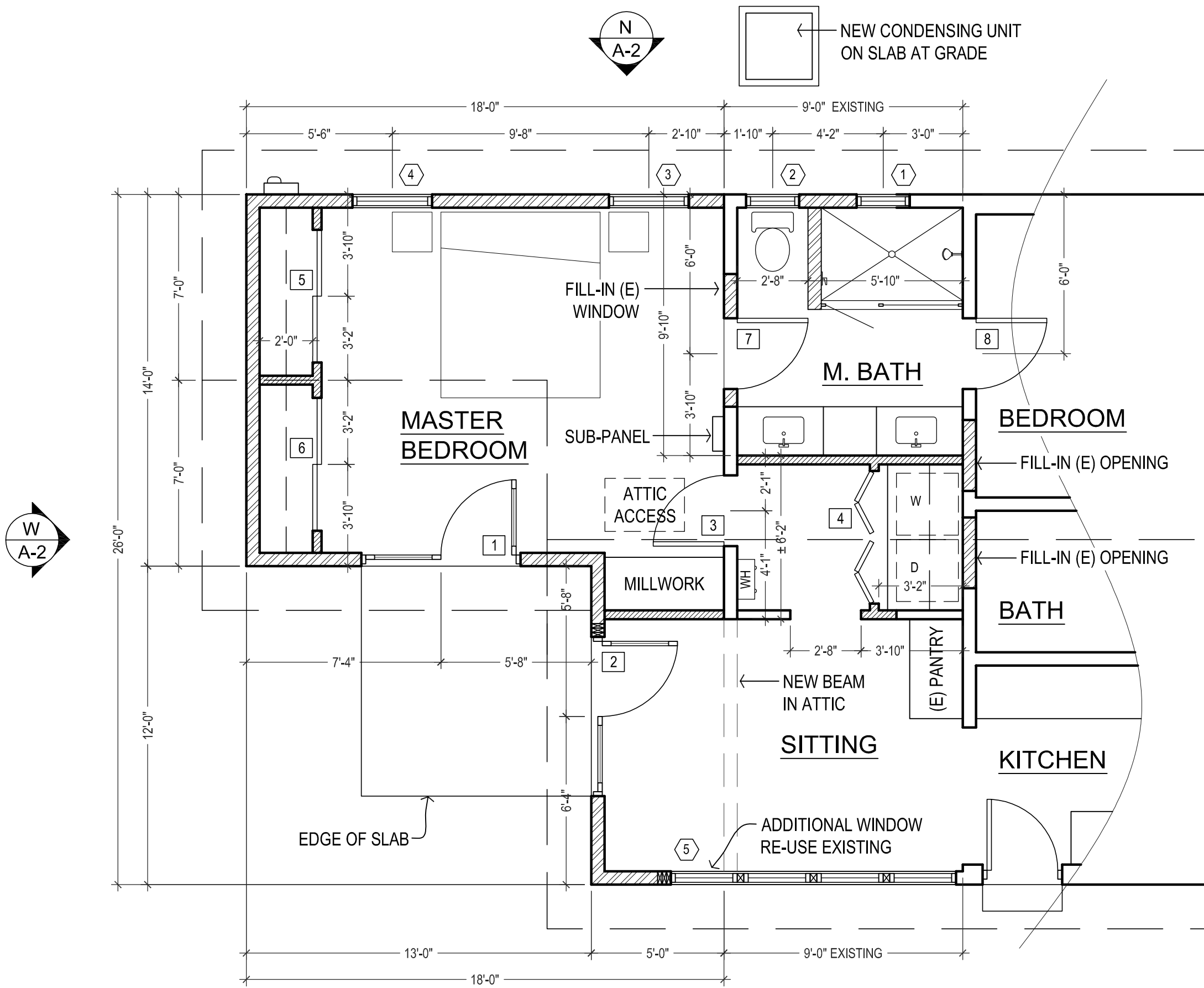
WINDOW SCHEDULE

MARK	TYPE	DIMENSIONS	HEAD HEIGHT
1 2	WOOD CASEMENTS	2'-0" X 2'-0"	6'-10" A.F.F. MATCH EX.
3 4	DOUBLE HUNG WOOD WINDOWS	3'-0" X 3'-0"	6'-10" A.F.F. MATCH EX.
5	RE-USE EXISTING WINDOW ADD WINDOW TO (E) TRIPLE	2'-6" X 4'-4" FIELD VERIFY	6'-10" A.F.F. MATCH EX.

WINDOW INSTALLATION NOTE:
ALL WINDOWS TO BE "FULLY BUCKED" IN ORDER TO WRAP EXTERIOR STUCCO FINISH INTO HEAD, SILL, AND JAMBS. THE ROUGH BUCK INSTALLATION IS TO BETTER MATCH EXISTING WINDOW DETAIL. WINDOW TO BE CASED OUT ON INTERIOR TO MATCH EXISTING.

R-VALUES AND U-FACTORS

GLAZING:
U-FACTOR: MAX .30
SHGC: MAX .21
EXTERIOR WALLS:
FRAME= R-19 BATT INSULATION
CEILINGS:
R-38 BATT INSULATION



PROPOSED FLOOR PLAN

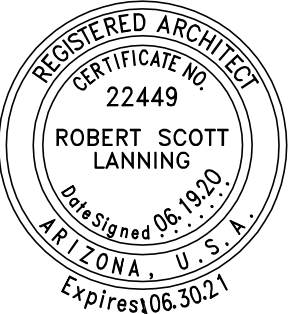
SCALE: 1/4" = 1'-0"

WALL KEY

- NEW 2X6 FRAME WALLS
- NEW 2X4 FRAME WALLS
- EXISTING TO REMAIN

Crawford / Rygg Addition

710 S 2nd Ave
Tucson, AZ 85701

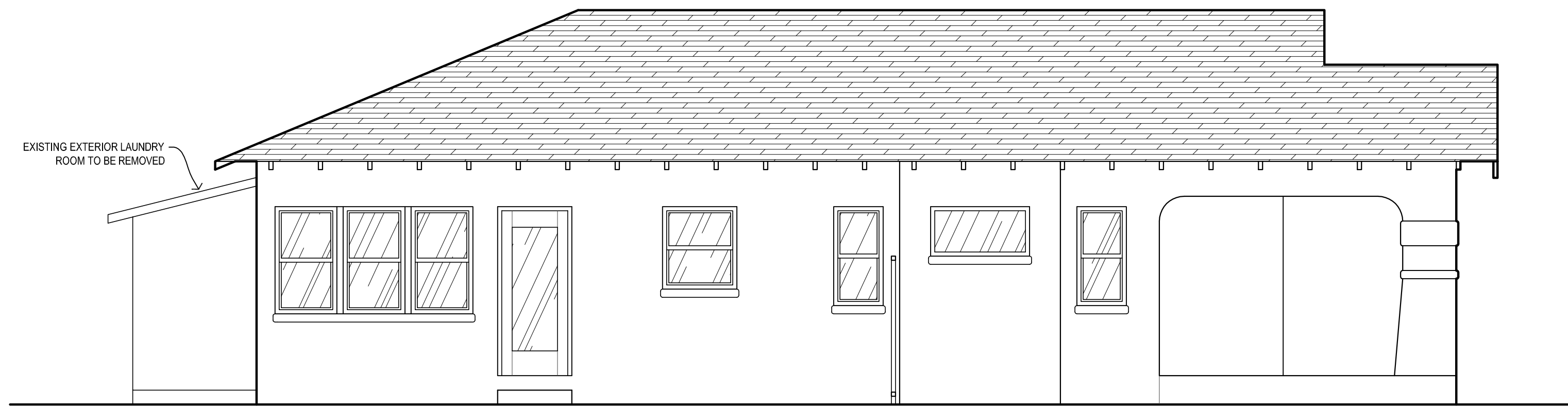


lanning architecture

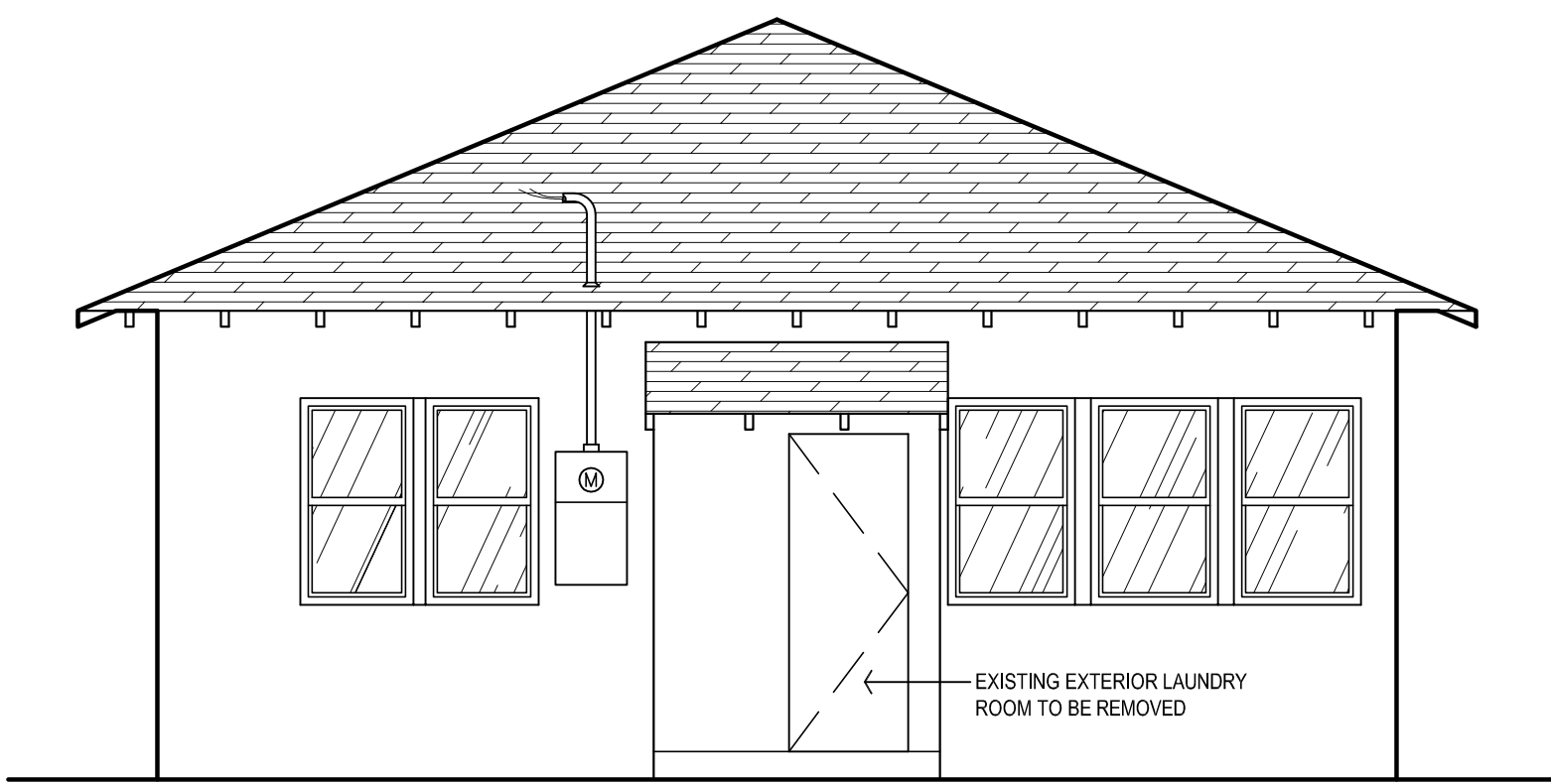
1202 E Broadway Suite 104
Tucson, Arizona 85719
520.792.0265

06.19.20 date
revised
revised
revised

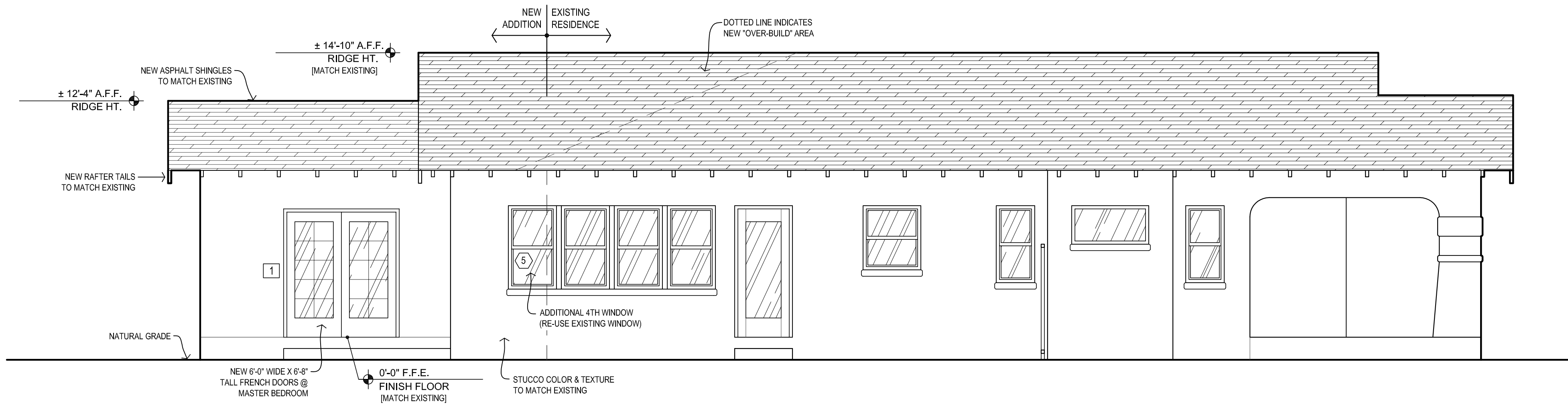
A-1
demo & floor plans



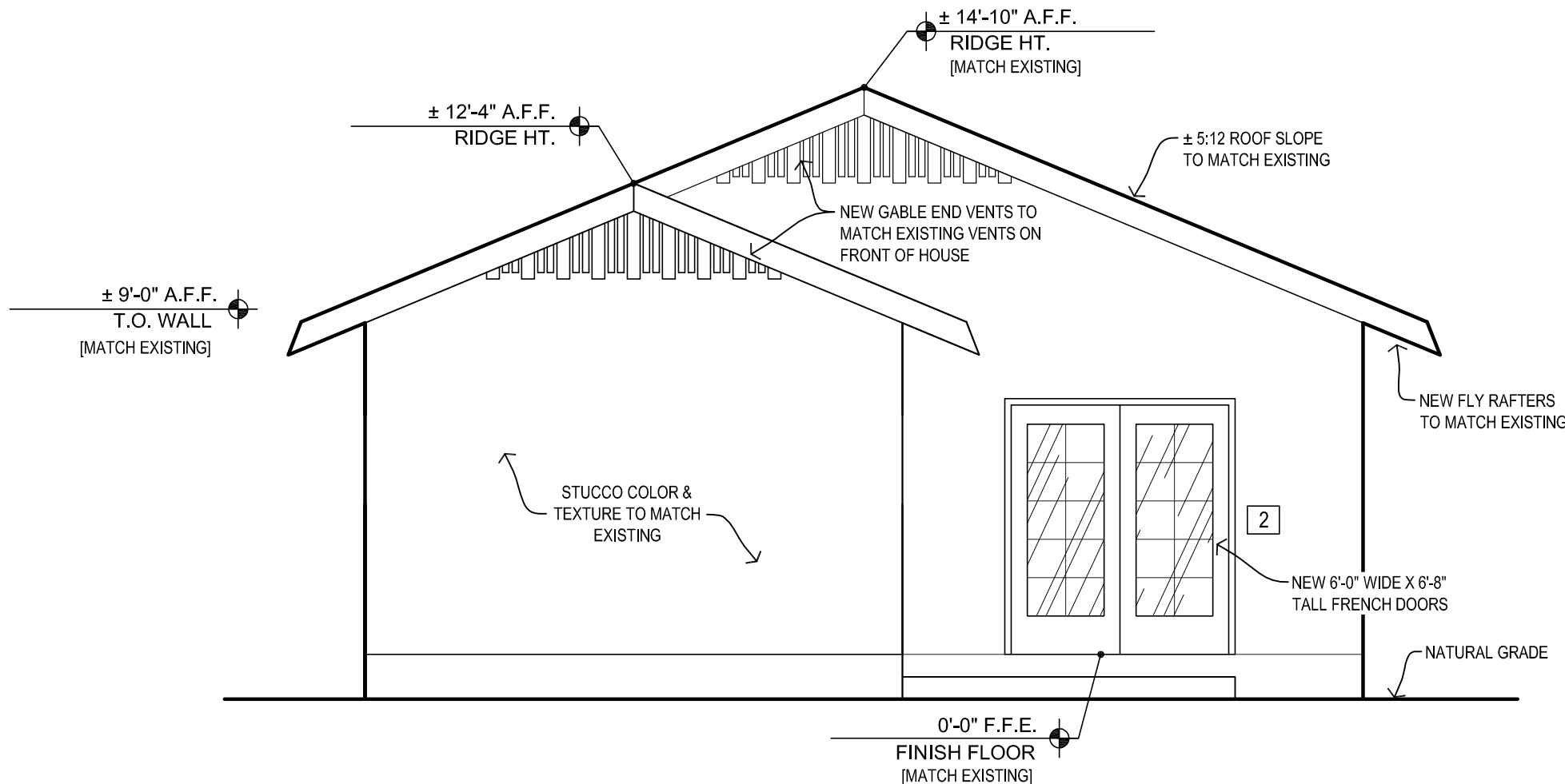
S **EXISTING SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



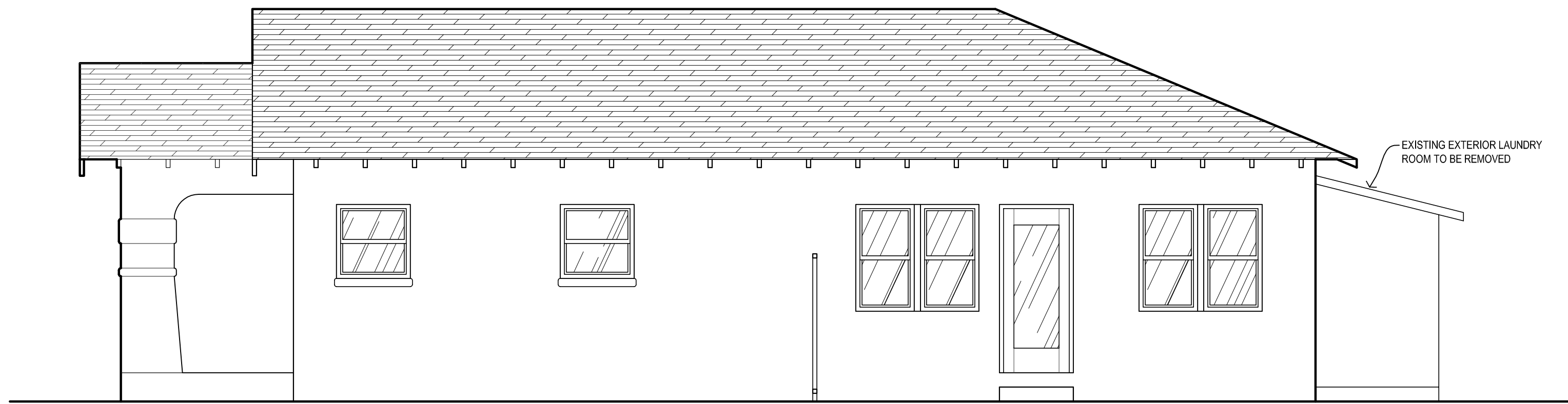
W **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



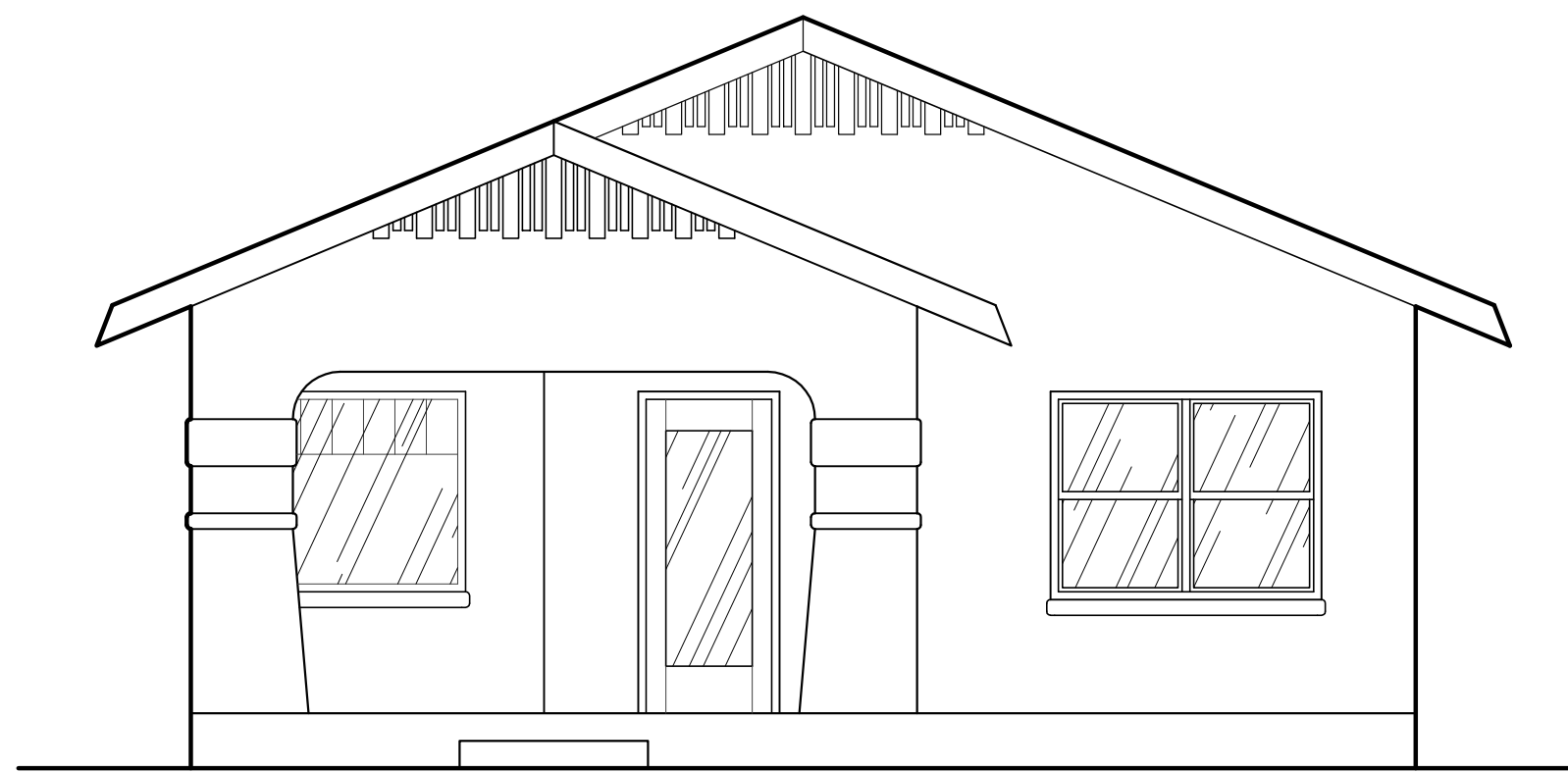
S **PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



W **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"

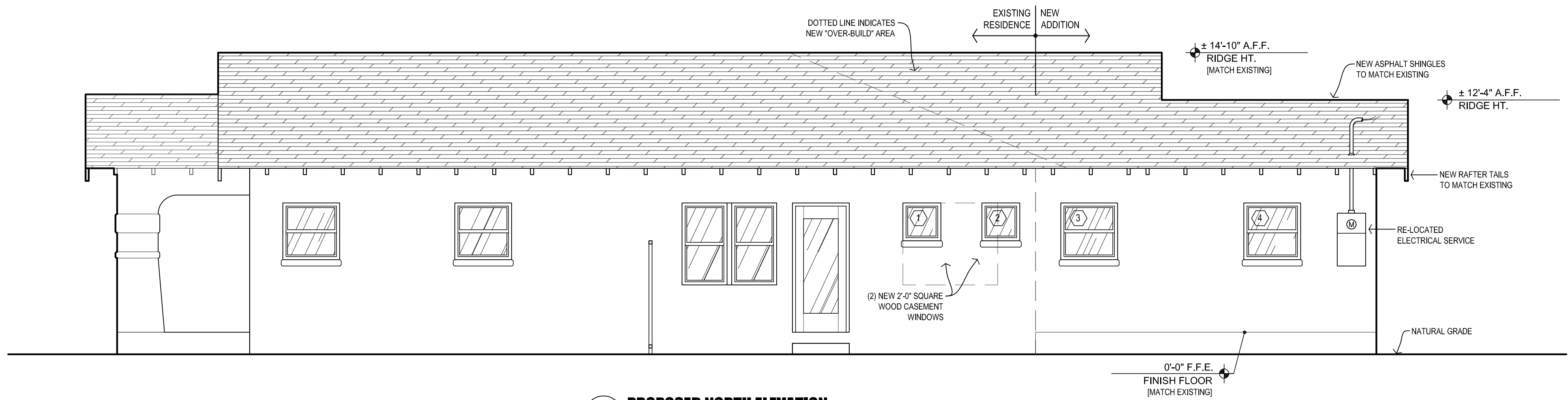


N **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



E **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"

**ELEVATION TO REMAIN AS-IS
(FOR REFERENCE ONLY)**



N **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

**Crawford / Rygg
Addition**

710 S 2nd Ave
Tucson, AZ 85701



Robert Scott Lanning

lanning architecture

1202 E Broadway Suite 104
Tucson, Arizona 85719
520.792.0265

06.19.20 date
revised
revised
revised

A-2
elevations