VOLPE RESIDENCE

SECURITY FENCE INTALLATION

HISTORICAL REVIEW

DOCUMENTS

HISTORIC DESIGN REVIEW
FACT SHEET

Introduction – Historic design review is required for all projects involving exterior changes (front, side or rear) to properties with Historic Preservation Zone (HPZ) or Historic Landmark (HL) zoning. This review is part of the overall permitting process and is intended to ensure that any changes are compatible with the historic character of the property and/or surrounding historic district.

Design Review Process Overview – Permits for exterior work within HPZ or HL properties will not be issued without an approval letter from the Director of Planning and Development Services (PDSD). Work that does not require a permit, but that will alter the exterior appearance of a property, also requires review and an approval letter from the PDSD Director. Historic design review is intended to be conducted early in the planning process, prior to the completion of final project plans. Only exterior drawings and photographs are required at this stage. Allow for review time of up to 45 working days for a Minor review or up to 60 working days for Full review.

All projects are required to follow the city's Historic process outlined in the Unified Development Code (UDC), Section 5.8. Projects are also evaluated using applicable historic design guidelines for the HPZ or HL to determine the project's effect on the historic character of the property and/or district.

Pre-Application Meeting – In order to obtain a Historic review, contact PDSD staff to schedule a pre-application meeting with one of the historic preservation planners. At this meeting, the planner will discuss the proposed project with you, explain the historic design review process, provide instructions for filing an application, and inform you of any necessary submittal materials. Applicants are encouraged to ask questions about design, materials, placement or other details with the goal of meeting all UDC requirements for historic properties. At this meeting the planner will also determine whether your project requires a Full or Minor historic design review.

Minor HPZ Review - A Minor Historic review is conducted for projects that may or may not require a permit, including but not limited to, electrical panel repairs/upgrades, solar panels, cisterns, walls, fences, gates, signs, installation/replacement of or repairs to a roof, and window and door repair/restoration work (UDC Section 5.8.8.C). Your historic preservation planner will organize a meeting with a member of the Tucson-Pima County Historic Plans Review Subcommittee and a member from the applicable Historic Preservation Zone Advisory Board (if applicable). A review is conducted on-site with the applicant or representative present, and recommendations are forwarded to the PDSD Director. The Director issues a decision letter to the applicant in approval or denial of the project. Total fees for this process are $126.50.

Full HPZ Review - A Full Historic review is required for grading or erection of a new structure, construction or enlargement of a parking lot, and any alteration involving the modification, addition, or moving of any part of the existing structure (including signs) that would affect the exterior appearance (UDC Section 5.8.8.B). Full review requires that the applicant attend a meeting with the appropriate Historic Preservation Zone Advisory Board and present the proposal. The applicant then attends a second meeting to present the case to the Tucson-Pima County Historical Commission Plans Review Subcommittee. Recommendations from both review boards are then forwarded to the PDSD Director for consideration and decision. Total fees for this process are $192.50. The decision may be appealed to Mayor and Council (additional fees for the appeal required).

Resident Artisans Retail in HPZ's - Retail sales by resident artisans may be permitted notwithstanding limitations of the underlying zoning standards. A proposed resident artisan use is reviewed and considered for approval in accordance with Section 3.3.4, 100' Notice Procedure. A resident artisan use may be allowed as an accessory use to a principal residential in accordance with the following standards listed in UDC Section 5.8.7.B. Total fees for this process are $99.50.

TIPS FOR HISTORIC DESIGN REVIEW APPLICANTS:

1. Review all applicable historic design standards in UDC 5.8 and TSM 9-02 prior to submitting an application.

   https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations

2. Review all Design Guidelines for the applicable Historic Preservation Zone.

   https://www.tucsonaz.gov/preservation/city-historic-designations-and-design-review

3. Review the Secretary of Interior Standards for Rehabilitation of Historic Buildings (for modifications or additions to historic buildings).

   https://www.nps.gov/tps/standards/rehabilitation.htm

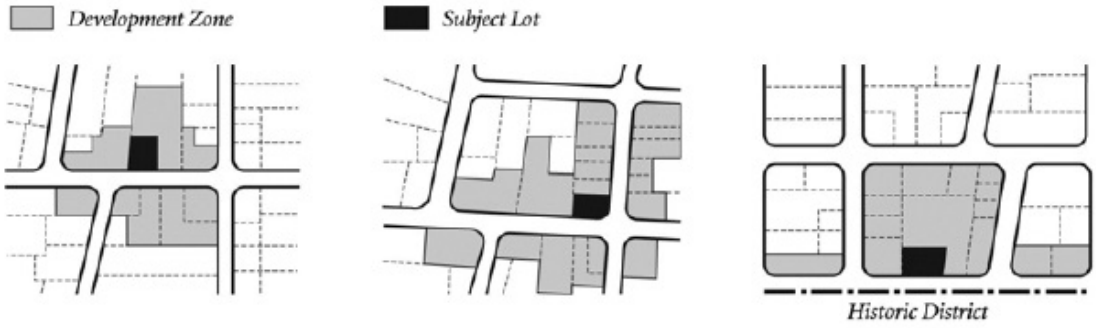
4. Ask about Historic Advisory Board or Plans Review Subcommittee courtesy reviews for projects prior to submission of a permit application.

5. Complete a City of Tucson permit application along with this Historic application.

   https://docs.tucsonaz.gov/Forms/tucsonpermitapp

6. Submit plans digitally (PDF) at https://www.tucsonaz.gov/file-upload-pdsd

7. Know your Development Zone.



Interior Lot ***Corner Lot*** ***District Boundary Lot***

8. Prepare to explain how the proposed construction is compatible with contributing properties within the Development Zone in regards to the Design Standards listed below. Provide addresses, measurements (i.e. dimensions of buildings, setbacks,) and photos of precedent contributing structures.

   - Building Height Compatibility
   - Building Form
   - Setbacks
   - Rhythm
   - Proportion
   - Color
   - Roof Type
   - Landscaping
   - Surface Texture
   - Enclosures
   - Site Utilization
   - Utilities
   - Projections and Recessions
   - Details

HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: _____ **PDSD Activity Number:** _____

HPZ Case Number: _____

Property Development Name: VOLPE RESIDENCE

Property Address: 545 E. UNIVERSITY BLV.

Pima County Assessor Parcel Number(s): 117-03-0340

HPZ: ☐ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☒ West University

Applicant Name: EDDIE MUNIZ ☐ Owner ☐ Architect/Designer ☒ Other

Applicant Address: 8244 E. WOODLAND RD

City/State/Zip: TUCSON, AZ. 85749

Phone: 520-631-4048 **Email:** tanqueverdefarms.emuniz@gmail.com

Property Owner Name: PAUL VOLPE

Property Owner Phone: 520-241-4048

Property Owner Email: Paul@novahomeloans.com

Description of Use (if Resident Artisan): _____

Signature of Owner: _____

Signature of Applicant (if not owner): _____

PROPOSED NEW CONSTRUCTION or ALTERATION

INSTALL SECURITY FENCING

By state law, we cannot initiate a discussion with you about your rights and options,
but we are happy to answer any questions you might have.

HISTORIC PRESERVATION REVIEW APPLICATION

Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must **FIRST** be submitted for site review at the PDSD, 1st floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant: EDDIE MUNIZ **Date:** 4/10/21

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ **Date Accepted:** _____

Activity No. _____ **Site Address:** 545 E. UNIVERSITY BLV.

HPZ: ☐ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☒ West University

Historic Status: ☐ Contributing ☐ Non-Contributing ☐ Vacant

Applicant Name: EDDIE MUNIZ ☐ Owner ☐ Architect/Designer ☒ Other:

Owner (if different): PAUL VOLPE

Brief Description of Proposed Work: INSTALL SECURITY FENCE

Type of Review: ☐ Full ☒ Minor ☐ Rio Nuevo Area ☐ Infill Incentive District

Development Zone: ☒ Interior Lot ☐ Corner Lot ☐ Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? ☐ Yes ☒ No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
☐	Fee
☐	Completed and signed Historic Design Review Application form
☐	City of Tucson Permit Application
☐	Final UDC Compliance Review Zoning comments as issued by PDSD staff
☐	Description and photographs* of type, color and texture of proposed materials
☐	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
☐	Dated site plan and elevations at 11" x 17"
☐	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
☐	Arizona Historic Property Inventory Form (if available)
☐	Photographs* of the project site and surrounding area
☐	Photographs* of building elevations (north, south, east, west) ☒ Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: https://www.tucsonaz.gov/file-upload-pdsd

Permit Application

UPDATED 08/13/2020

Date: 4/10/21

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in the Administrative Manual Sec.3-02.
Once you have completed this application, upload online at https://www.tucsonaz.gov/file-upload-pdsd
Questions or comments, contact PDSDInquiries@tucsonaz.gov

INCENTIVES & SPECIAL PROCESSES (PLEASE MAKE SURE TO CHECK ALL THAT APPLY):

- ☐ Annexation/Rezoning
- ☐ AEZ - Airport Environs Zone
- ☐ Board of Adjustment
- ☐ DDO – Development Design Option
- ☐ Demolition of a 50+ year-old building
- ☐ ERZ - Environmental Resource Zone
- ☐ FLD – Flexible Lot Development
- ☐ HL – Historic Landmark
- ☑ HPZ - Historic Preservation Zone
- ☐ IPP – Individual Parking Plan
- ☐ IID – Infill Incentive District
- ☐ Master Sign Program
- ☐ NPZ – Neighborhood Preservation Zone
- ☐ RNA – Rio Nuevo Area
- ☐ SE – Special Exception
- ☐ UOD – Urban Overlay District
- ☐ WASH – Watercourse Amenities, Safety and Habitat
- ☐ Other: _____

CASE #: _____ **PROJECT NAME:** SECURITY FENCE **PROJECT VALUATION:** $ 8,000

Project Address: 545 E UNIVERSITY BLV Building or Unit # _____

Description of Work: INSTALL SECURITY FENCE ○ Commercial ◉ Residential

Associated Addresses: _____

Your Name (Applicant): EDDIE MUNIZ Phone: 520-631-4048

Applicant Email: tanqueverdefarms.emuniz@gmail.com

Applicant Address: 8244 E. WOODLAND RD.

City: TUCSON State: AZ Zip: 85749 APA # _____

Contractor (if different): _____ ROC# _____

Contractor Email: _____ Phone: _____

Owner/Client Name: PAUL VOLPE Phone: 520-241-4048

Owner Email: Paul@novahomeloans.com

Architect/Engineer: _____

Architect/Engineer Email: _____ Phone: _____

Architect/Engineer Seal#: _____

EXPIRATIONS:
BUILDING PLAN REVIEW: 180 DAYS FROM ORIGINAL SUBMITTAL DATE
BUILDING PERMIT: 180 DAYS FROM DATE ISSUED, PAID REVISION or LAST INSPECTION (not including canceled inspections)

I understand that any application, plans and/or related documents submitted to Planning and Development Services for review may be viewed as a Public Record per Planning and Development Services Department Records Policy 2011-05.

I further understand that they may also be subject to review and approval by Pima County including but not limited to Wastewater, DEQ, ADEQ, Addressing and/or Health Department and that I am responsible for paying any separate fees incurred as a result of these reviews prior to a permit being issued or a Development Package being approved by the City of Tucson Planning and Development Services Department. It is the responsibility of the Licensed Contractor or Architect to provide a letter to PDSD verifying their affiliation with the project for which this application is made. Failure to do so may result in revocation of this permit and all penalties incurred.

EDDIE MUNIZ — **Signature of Applicant/Representative of Project Owner**

4/10/21 — **Date**

The above signature attests that to the best of my knowledge, the information contained in this application is complete and correct.

Once you have completed this application, upload online at https://www.tucsonaz.gov/file-upload-pdsd

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

PROPOSAL and MATERIALS

SECURITY FENCING

VOLPE RESIDENCE

545 E. UNIVERSITY BLV.

PROPOSAL STATEMENT

Remove existing 3’ decorative fence and install 5’ 8” wrought iron security fence on existing curb around perimeter of front yard.

PROPOSED MATERIALS

5/8” square steel fence pickets

2” x 2” square steel posts

1” x 1” square steel rails

3” cast iron ornamental spikes

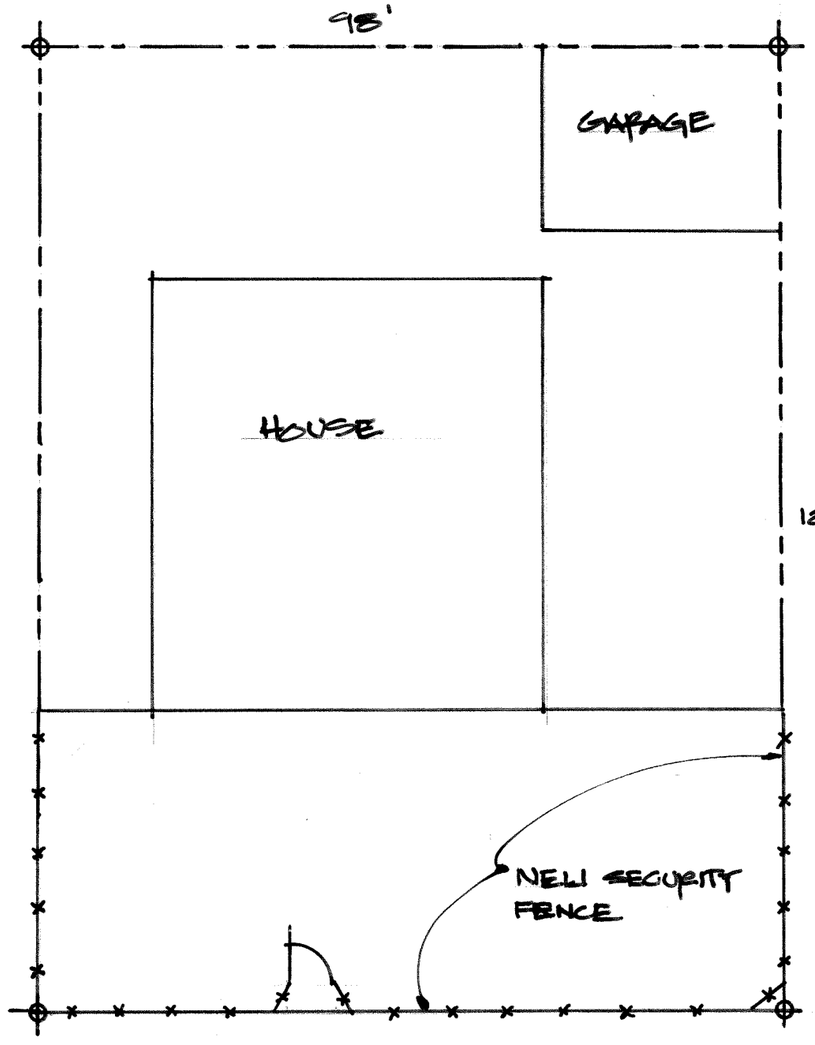
5” ornamental steel circles

Color: flat black

Texture: smooth

POST, PICKETS AND RAIL

ORNAMENTAL SPIKES AND CIRCLES

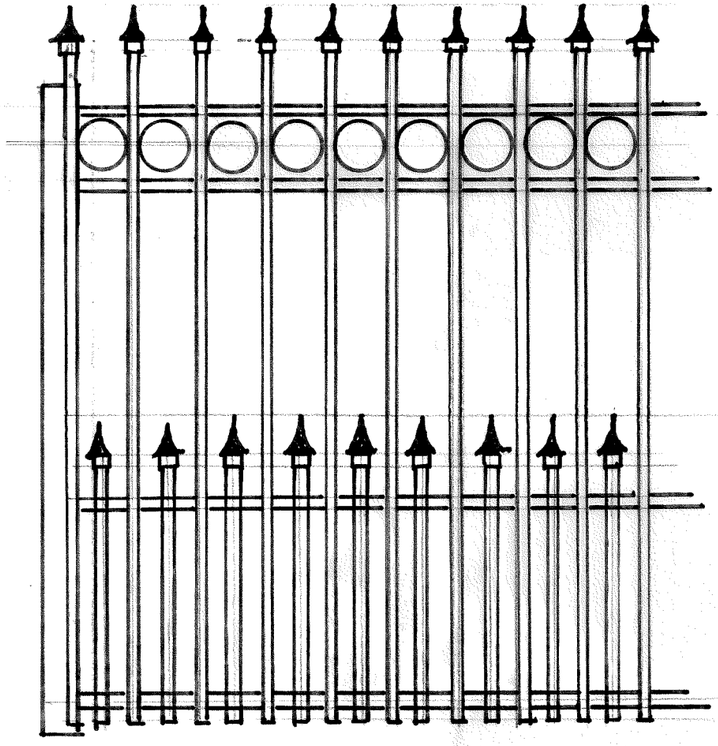


2nd AVE.

UNIVERSITY BLV.

SITE PLAN

1"=20'0"



ELEVATION

N.T.S.

SECURITY FENCE

YOLFE RESIDENCE
545 UNIVERSITY BLV. MAY 3 2021

VOLPE RESIDENCE 545 E. UNIVERSITY

Notes

SECURITY FENCE
VOLPE RESIDENCE
545 E. UNIVESITY BLV.

Legend

- Addresses
- Parcels
- Historic Landmark Zone
- Neighborhood Preservation Zone
- Tucson City Limits

1: 564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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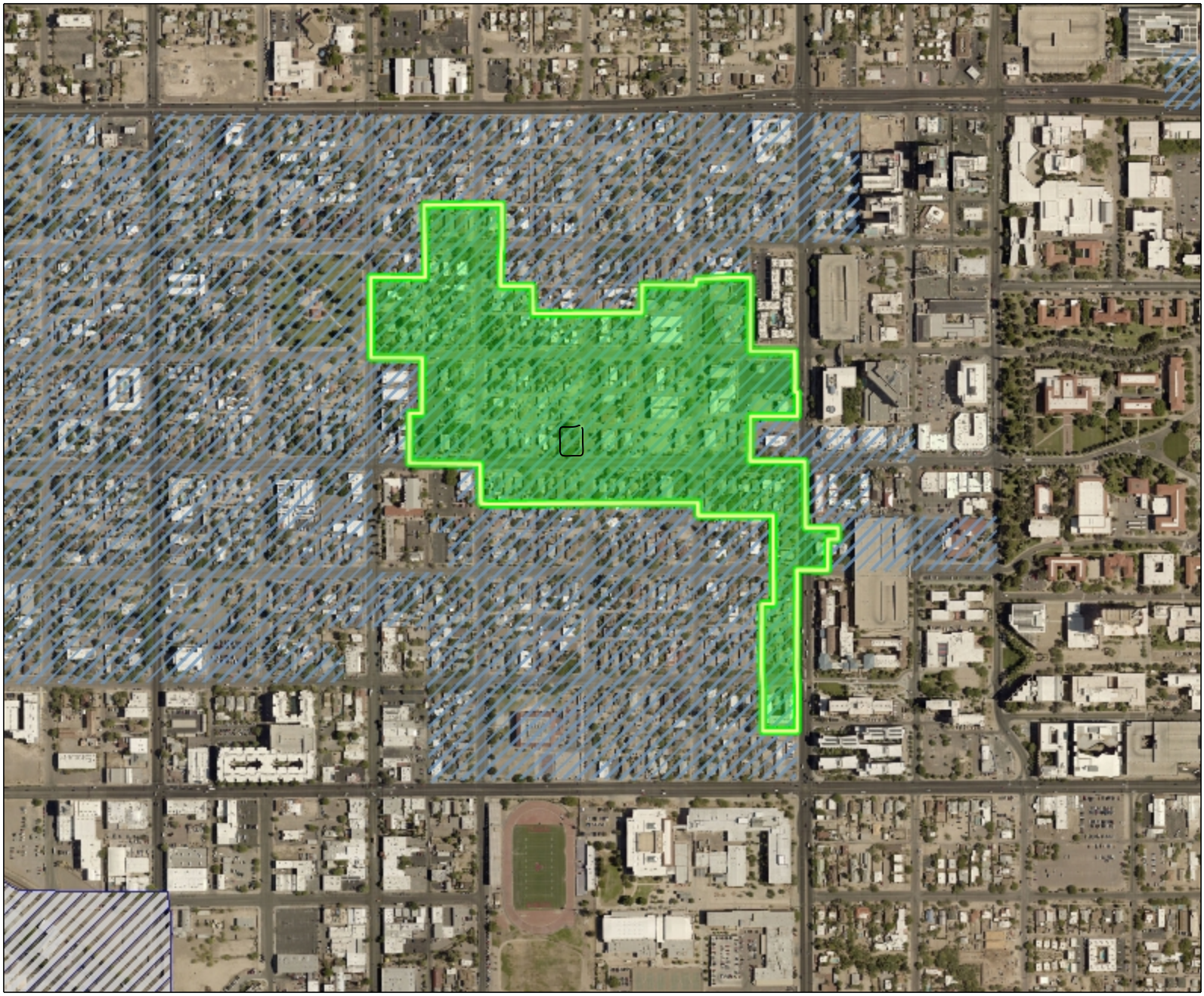
THIS MAP IS NOT TO BE USED FOR NAVIGATION

VOLPE RESIDENCE - SECURITY FENCE



Notes

SECURITY FENCE
INSTALLATION
545 E. UNIVERSITY BLV.

Legend

- Historic Landmark Signs
- Historic Preservatic Zone
- Archaeological Sensitivity Zones

1: 9,028

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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PROJECT SITE AND SURROUNDING AREA

PROJECT SITE

545 E. UNIVERSITY BLV.

SURROUNDING AREA WEST

SURROUNDING AREA EAST

SURROUNDING AREA SOUTH

SURROUNDING AREA SOUTHWEST

SURROUNDING AREA SOUTHEAST

EXAMPLES OF SIMILAR FENCING IN HPZ

940 N. 4TH

532 E. 2ND

615 E. 2ND

519 E. 2ND

446 E. 2ND

NW CORNER 3RD & 2ND

848 E. 3RD

415 E. 2ND

845 N. 4TH