HISTORIC PRESERVATION REVIEW APPLICATION

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

HPZ Case Number: _____

Property Development Name: 822 S 5th Ave

Property Address: 822 S 5th Ave

Pima County Assessor Parcel Number(s): 117-08-0820

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

Applicant Name: Bill Mackey ☐ Owner ☒ Architect/Designer ☐ Other

Applicant Address: 825 N NORTON

City/State/Zip: TUCSON AZ 85719

Phone: 520 664 4847 **Email:** bill@workerincorporated.com

Property Owner Name: ANTHONY DEE

Property Owner Phone: –

Property Owner Email: adee49@gmail.com

Description of Use (if Resident Artisan): ~~[illegible]~~

Signature of Owner: _____

Signature of Applicant (if not owner): Bill Mackey

PROPOSED NEW CONSTRUCTION or ALTERATION:

REHABILITATION TO EXISTING REAR PORCH
BUILDING ADDITION

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 Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

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

Activity No. _____ **Site Address:** 822 S 5th Ave

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

Historic Status: ☒ Contributing ☐ Non-Contributing ☐ Vacant

Applicant Name: Bill Mickey ☐ Owner ☒ Architect/Designer ☐ Other:

Owner (if different): ANTHONY DEE

Brief Description of Proposed Work: BUILDING REHABILITATION + ADDITION

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

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: JMM **Date:** 8.20.2021

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
9/13/2021	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	ZONING REVIEW TRANSMITTAL FROM: PDSD Zoning Review PROJECT: T21CM06853 822 S 5th Ave Attached Bedroom Addition TRANSMITTAL: September 13, 2021 COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8). 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. 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). 1. Based on the provided wall height of 10'-2" the required perimeter yard setback from the proposed addition to the south property line is 6'-9", proposed setback is 3'-0". 2. Based on the provided wall height of 10'-2" the required perimeter yard setback from the proposed addition to the west property line is 6'-9", proposed setback is 3'-0". 3. Based on the provided wall height of 12'-0" the required perimeter yard setback from the proposed addition to the west property line is

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					8’-0”, proposed setback is 5’-1”. As dimensioned building elevations were not provided setback requirements cannot be verified. 4. The “C-3” zoning shown on the plot plan is not correct. Historic review required.

Showing 1 to 3 of 3 entries

Previous 1 Next

THE PROJECT SITE IS LOCATED AT 822 NORTH 5TH AVENUE IN THE ARMORY PARK LOCAL AND NATIONAL HISTORIC DISTRICT. PARCEL 117-08-0820 HAS AN EXISTING BUILDING BUILT IN 1906, HISTORICALLY USED AS A RESIDENCE. THE EXISITNG BUILDING IS A CONTRIBUTING PROPERTY TO THE ARMORY PARK LOCAL AND NATIONAL HISTORIC DISTRICT. THE PROPERTY INVENTORY FORM INDICATES THE BUILDING IS OF THE QUEEN ANNE COTTAGE STYLE WITH VERY GOOD INTEGRITY AND CONDITION. VERY LITTLE HAS CHANGED TO THE EXTERIOR FACADE OF THE BUILDING. THE PROPERTY IS ZONED HR-3.

THE PROPERTY OWNER IS PROPOSING A BEDROOM ADDITION ON THE PROPERTY, ATTACHED TO THE MAIN DWELLING. THE DWELLING WILL BE LOCATED TO THE WEST OF THE EXISTING STRUCTURE IN THE BACK YARD.

THE DWELLING WILL BE BUILT OF INSULATED CONCRETE FORMS, WOOD FRAMING, AND CORRUGATED METAL ROOF DECK. WOOD WINDOWS AND EAVE CONSTRUCTION DETAILS WILL BE BASED ON THE EXISTING RESIDENCE.

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BILL MACKEY

04 AUG 2021

822 SOUTH 5TH AVENUE
HPZ PACKAGE

G1

EAST ELEVATION

EAST ELEVATION

NORTH ELEVATION

NORTH ELEVATION

NORTH ELEVATION

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G2 SITE PHOTOS - EXISTING

WEST ELEVATION

WEST ELEVATION MAIN HOUSE
SHED
PROJECT SITE LOOKING FROM SOUTH

SOUTH ELEVATION

SOUTH ELEVATION

SOUTH ELEVATION
PROJECT SITE LOOKING FROM EAST

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G3 SITE PHOTOS - EXISTING

PORCH SUPPORT, SOUTHWEST SUPPORT

PORCH SUPPORT, NORTHWEST CORNER

PORCH ROOF - BEAMS AND COLUMNS TO BE REMOVED
ROOF TO REMAIN

TYPICAL WINDOW

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G4 SITE PHOTOS - EXISTING

PROJECT SITE
VIEW FROM NORTHEAST

PROJECT SITE
VIEW FROM NORTH

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822 SOUTH 5TH AVENUE
HPZ PACKAGE

G5 SITE PHOTOS - EXISTING

THIS PROJECT
822 SOUTH 5TH AVE

18TH ST

19TH ST

6TH AVENUE

ARIZONA AVENUE

5TH AVENUE

SITE AERIAL
1:100

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G6 SITE AERIAL

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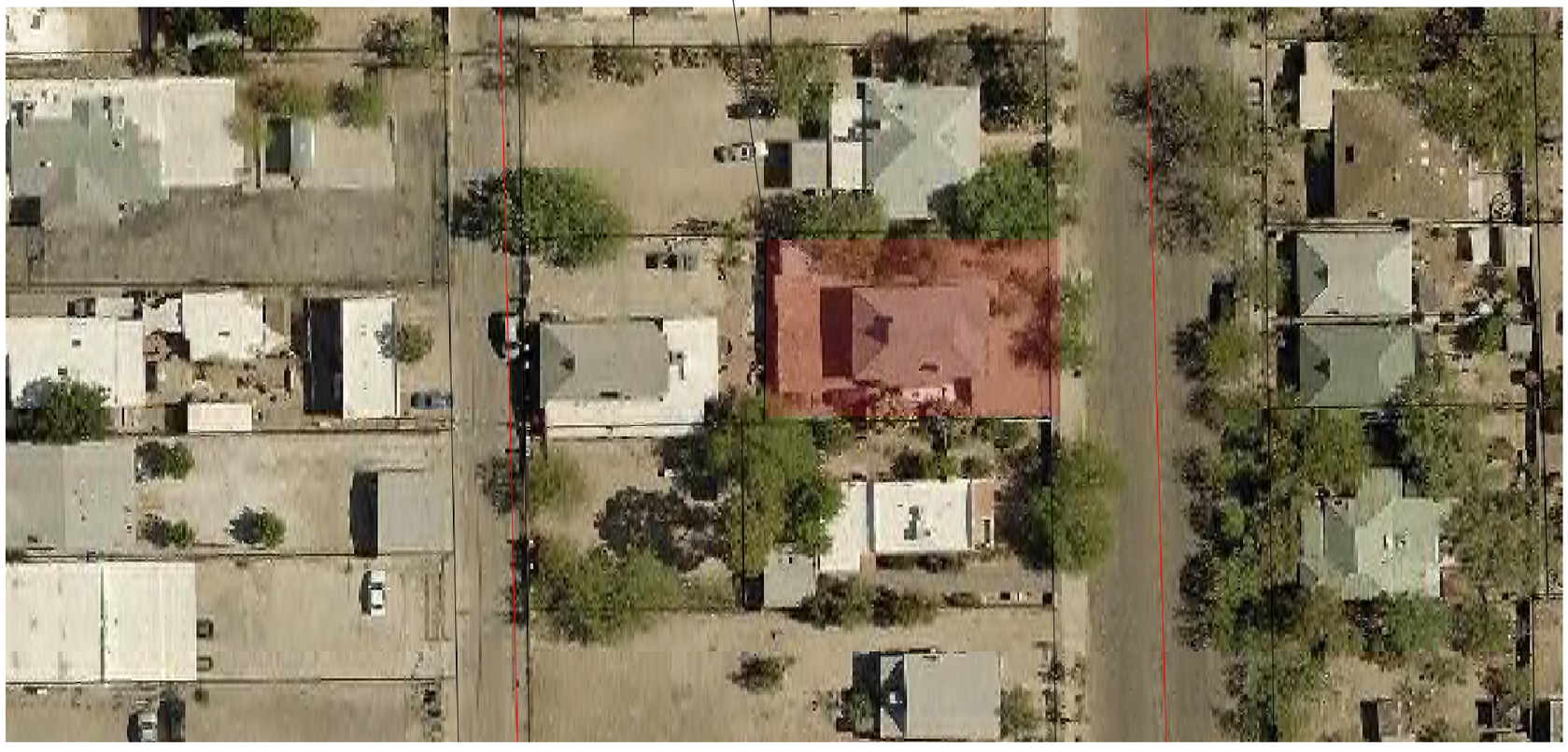
THIS PROJECT
844 SOUTH 5TH AVENUE



SITE AERIAL
1:50

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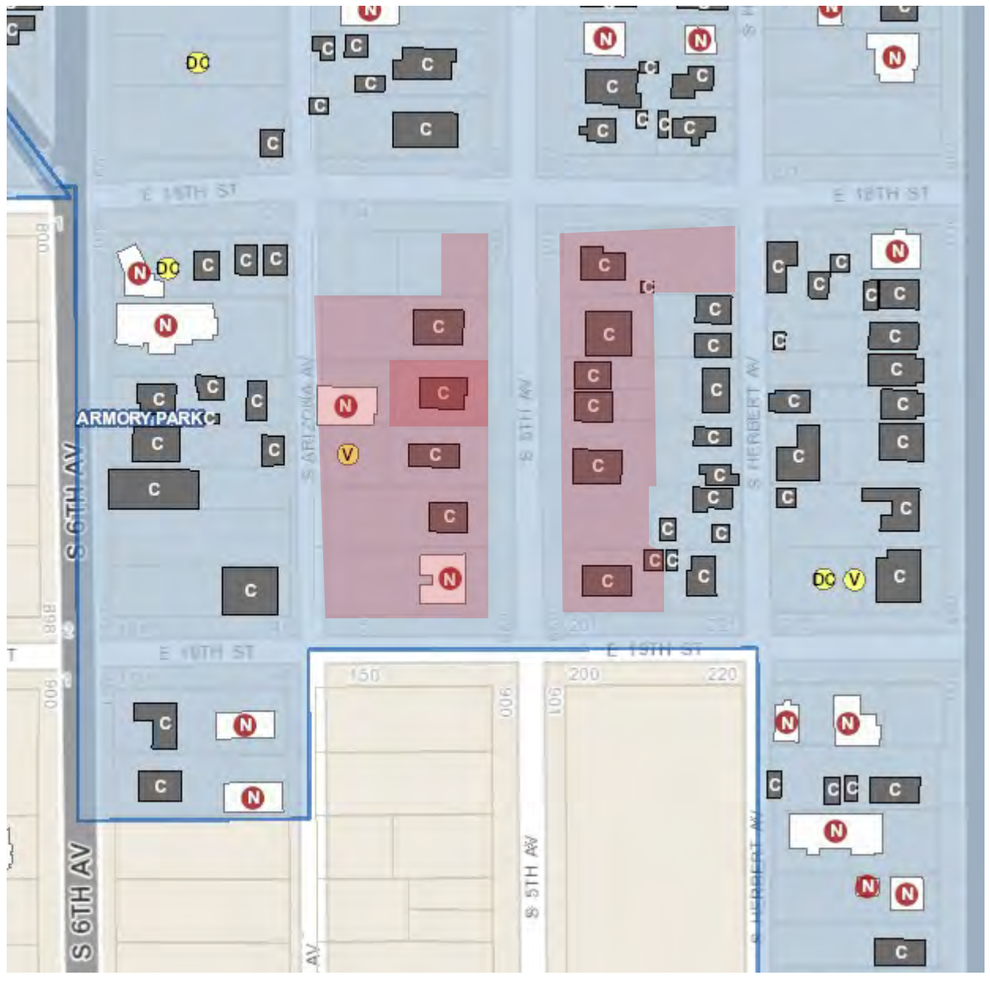
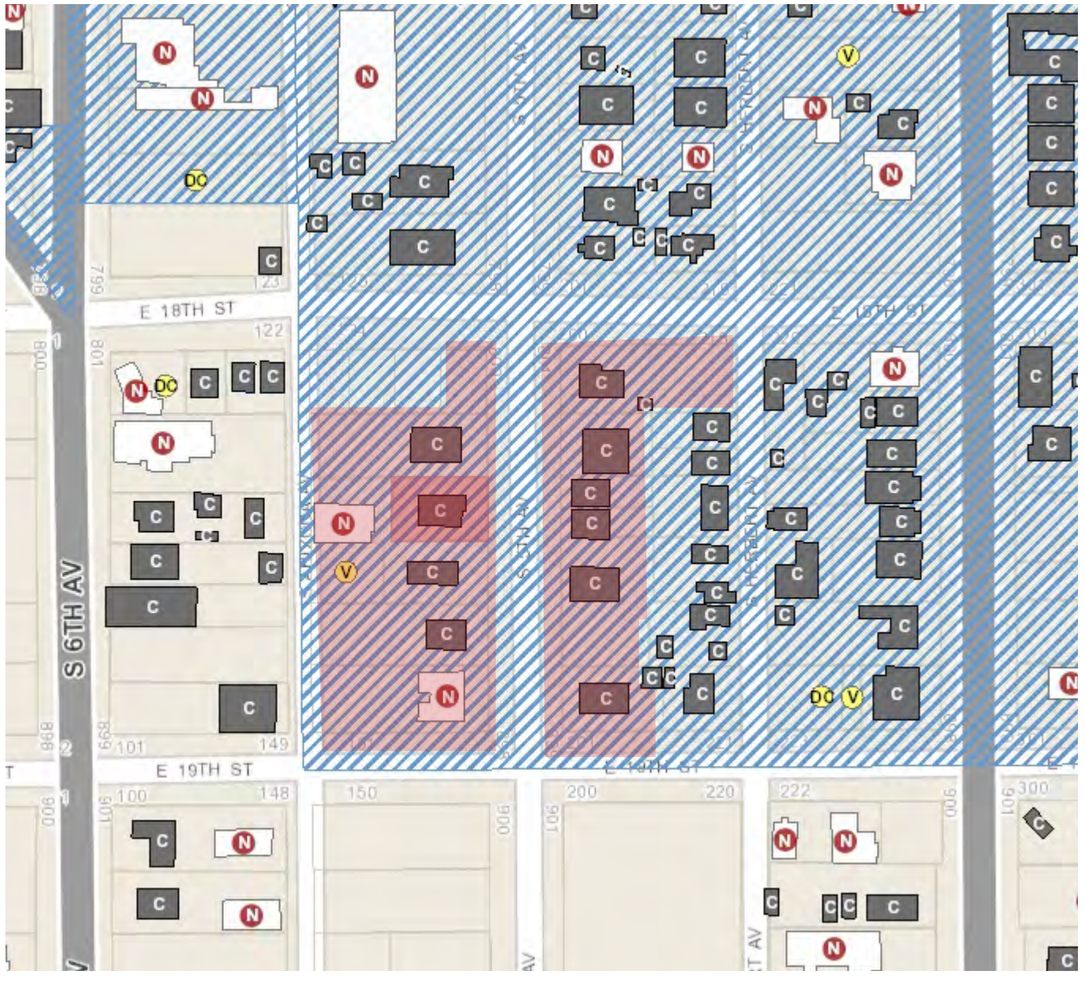


DEVELOPMENT ZONE
NATIONAL DISTRICT BOUNDARY



DEVELOPMENT ZONE
LOCAL DISTRICT BOUNDARY

822 SOUTH 5TH AVENUE
HPZ PACKAGE

G8 DEVELOPMENT ZONE

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G9 SITE PHOTOS - EXISTING

822 SOUTH 5TH AVENUE
HPZ PACKAGE

1 - 803 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

2 - 802 S 5TH AVE
NON-CONTRIBUTING TO LOCAL DISTRICT

3 - 813 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

4 - 812 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

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822 SOUTH 5TH AVENUE
HPZ PACKAGE

G10 SITE PHOTOS - EXISTING

5 - 815 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

6 - 822 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

7 - 819 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

8 - 828 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

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G11 SITE PHOTOS - EXISTING

9 - 821 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

10 - 844 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

11 - 850 S 5TH AVE
NON-CONTRIBUTING TO LOCAL DISTRICT

12 - 847 S 5TH AVE
CONTRIBUTING TO LOCAL DISTRICT

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G12 SITE PHOTOS - EXISTING

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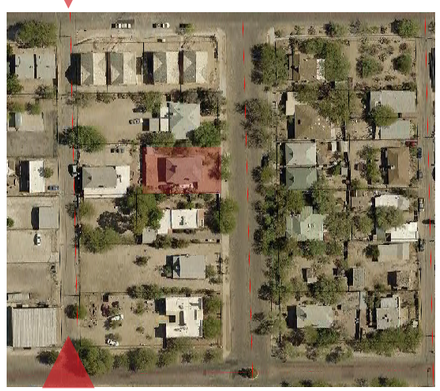
13

14



822 SOUTH 5TH AVENUE
HPZ PACKAGE

G13 SITE PHOTOS - EXISTING

Parcel Number: 117-08-0820

Property Address

Street Number	Street Direction	Street Name	Location
822	S	5TH AV	Tucson

Contact Information

Property Owner Information:	Property Description:
DEE ANTHONY 822 S 5TH AVE TUCSON AZ 85701-2706	TUCSON E96.8' OF LOT 5 BLK 131 HISTORIC PROPERTY (potential additional tax) per ARS 42-12104(A)

Valuation Data

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

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2021	HISTORIC/ENTPRS (6)	5.0	$221,869	$164,031	$8,202
2022	HISTORIC/ENTPRS (6)	5.0	$201,804	$172,233	$8,612

Property Information

Township:	14.0	**Section:**	13	**Range:**	13.0E
Map:	2	**Plat:**	4	**Block:**	131
Tract:		**Land Measure:**	6,389.00F	**Lot:**	00005
Census Tract:	900	**File Id:**	1	**Group Code:**	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			**Date of Last Change:**	1/28/2019

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20160560403	1	2/2016	Single Family	$185,000	$185,000	N	X Aut

Valuation Area

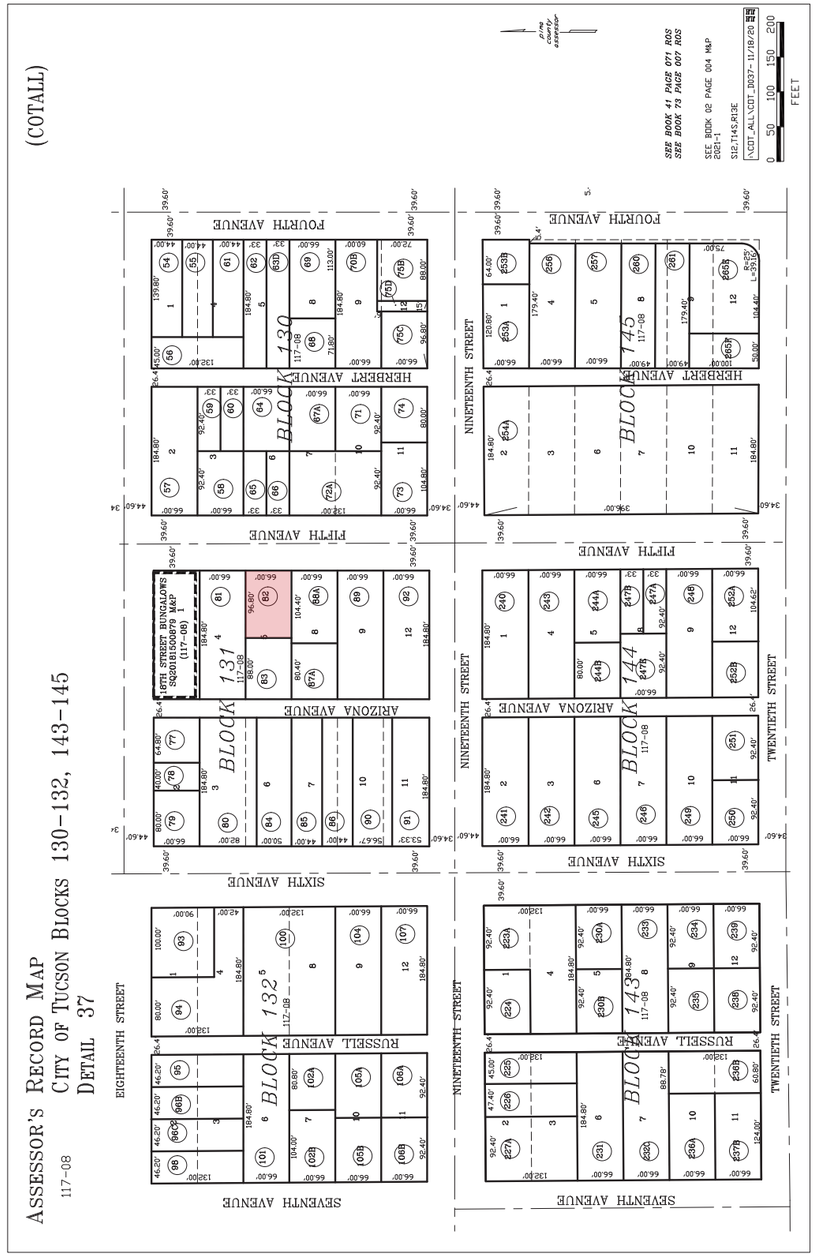
District Supervisor: MATT HEINZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	02004 DEL	30

Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
20160560403	0	0	2/25/2016	WTDEED
94028973	9728	583	2/11/1994	

ASSESSOR PROPERTY INFO



ASSESSOR PLAT

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expires 9.30.20

822 SOUTH 5TH AVENUE
HPZ PACKAGE

G14 ASSESSOR INFO

Historic Building Database Form SHPO Inventory

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY SITE: ARMORY PARK **INVENTORY #:** 131-0082-A,B
C ITY: PIMA **TOWNSHIP:** BLK 14 **RANGE:** LOT 13 **SECTION:** 13 **BK/DCKT:** 1901
PAGE: 346 **BLOCK:** 131 **LEGAL DESCRIPTION:** TUC E 96.8' OF LOT 5

IDENTIFICATION

SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME:
ADDRESS/LOCATION: 822 S 5TH AVE
CITY: TUCSON
TAX PARCEL #: 117-08-082-0
OWNER: GABUSSI, VIRGIL A.
OWNER ADDRESS: 822 S 5TH AVE
CITY/ZIP: TUCSON, AZ, 85701
HISTORIC USE: RESIDENCE
PRESENT USE: RESIDENCE
BUILDING TYPE: HOUSE
STYLE: QUEEN ANNE COTTAGE
CONSTRUCTION DATE: 1906 (TAX RECORDS)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: VERY GOOD
CONDITION: VERY GOOD

DESCRIPTION

STORIES: 1**DIMENSIONS LxW:**
S JCTURAL MATRL: BRICK
FO NDATION MATRL: STONE
WALL SHEATHING: PAINT
APP. ORNA.: SEE NEXT PAGE

ROOF TYPE: GABLED HIP,
ROOF SHEATHING: COMPOSITION SHINGLE,
EAVES TREATMENT: SEE NEXT PAGE
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

PORCHES: SEE NEXT PAGE
STOREFRONTS: NO
NOTABLE INTERIOR: UNKNOWN

ALTER. DATES: N/A
DESCRIPTION: SEE NEXT PAGE

OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NEXT PAGE

SKETCH

PHOTO

NATNL REGIS STAT: CONTRIBUTING
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: X

PHOTO
PHOTO: MAIN STRUCTURE
PH TOGRAPHER: ZUCKERMAN
D J: 5/93
VIEW: 3/4, LOOKING SOUTHWEST
NEG. #: ROLL #5, SHOT #2A

Historic Building Database Form SHPO Inventory

A TIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...
APPLIED ORNAMENTATION: PALLADIAN VENT IN PORCH GABLE END. 2 BRICK CHIMNEYS 1, TO SIDE FRONT & 1 TO SIDE REAR.

EAVES TREATMENT: EAVES: EXPOSED RAFTERS, WOOD, VERGES: EXPOSED PURLINS, PLAIN FASCIA, WOOD, GABLED HIP DORMER

WINDOWS: FLAT STRUCTURAL OPENING, VOUSSOIRS HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, BRICK, CONTINUOUS SILL, BRICK, MOULDED HEAD TRIM WITHIN STRUCTURAL OPENING, MOULDED SIDE TRIM WITHIN STRUCTURAL OPENING, TWO SASHES, WOOD DOUBLE HUNG 1/1, BAY, BOW OR ORIEL WINDOW,

ENTRY: LOCATED ON CENTER OF FACADE, FLAT STRUCTURAL OPENING, VOUSSOIRS HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, MOULDED HEAD TRIM INSIDE STRUCTURAL OPENING, MOULDED SIDE TRIM INSIDE STRUCTURAL OPENING, 1-LEAF, 2-PANEL DOOR,

PORCHES: STRAIGHT MAIN STAIRS TO FIRST FLOOR WITH NO RAILING, OPEN PORCH, WITH POSTS, FLOOR IS CONCRETE WAS WOOD,

REAR RECESSED PORCH, W/ WOOD POSTS

ALTERATIONS: PORCH DECKING

O BUILDINGS: #131-0082-B: STUCCOED SHED, SHED ROOF, W/ MINIMAL OVERHANG, WOOD T. M IN WINDOW OPENINGS, SCREEN OBSCURES WINDOW.
COMMENTS/DEVELOPMENT PLANS/THREATS: FRONT LEFT OF ENTRY HAS MATURE CALIF. FAN PALM.
BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: N. RUND, K. HARRIS**SURVEY DATE:** 1/94 **DATE FORM COMPLETED:** 5/18/94

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04 AUG 2021

expires 9.30.20

822 SOUTH 5TH AVENUE
HPZ PACKAGE

PROPERTY INVENTORY FORM

G15

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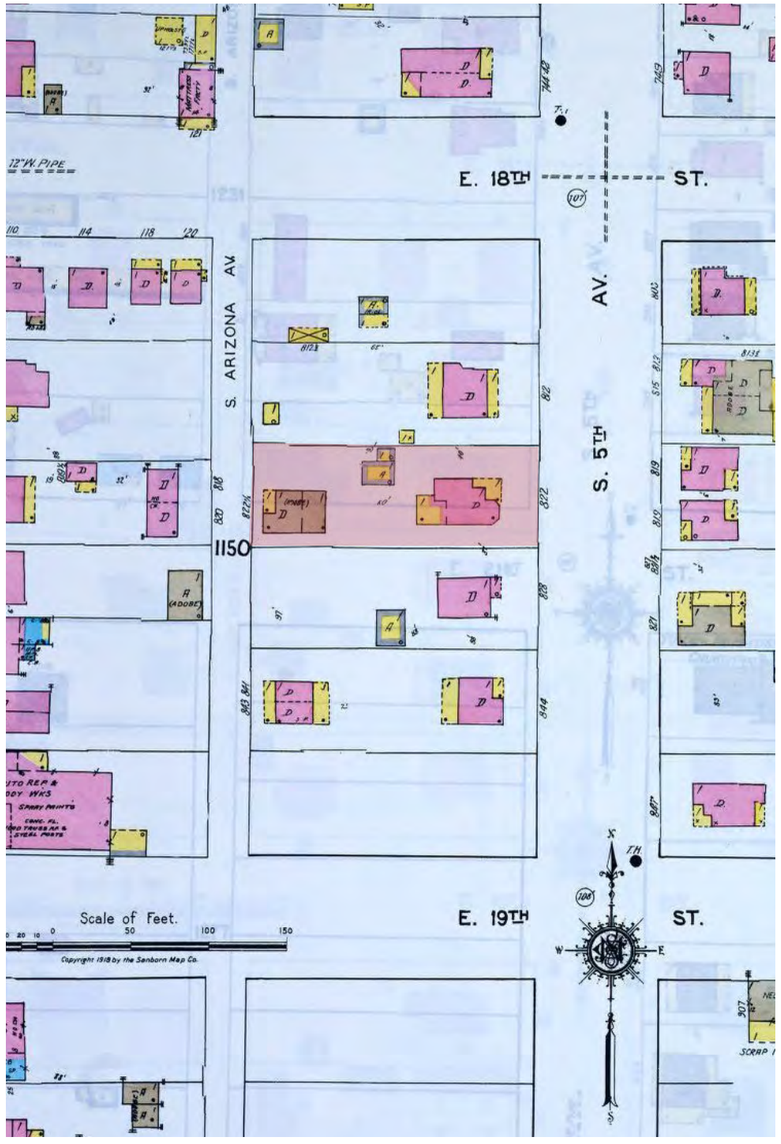
SANBORN MAP
1919



SANBORN MAP
1948

822 SOUTH 5TH AVENUE
HPZ PACKAGE

G16 SANBORN MAPS

18TH STREET

LOCAL BOUNDARY

19TH STREET

NATIONAL BOUNDARY

NATIONAL BOUNDARY

ARIZONA AVENUE

5TH AVENUE

LOCAL BOUNDARY

SUBJECT PARCEL

NON-CONTRIBUTING

CONTRIBUTING

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822 SOUTH 5TH AVENUE
HPZ PACKAGE

FIGURE GROUND EXISTING

G17

18TH STREET

LOCAL BOUNDARY

19TH STREET

NATIONAL BOUNDARY

NATIONAL BOUNDARY

ARIZONA AVENUE

5TH AVENUE

LOCAL AND NATIONAL BOUNDARY

SUBJECT PARCEL

NON-CONTRIBUTING

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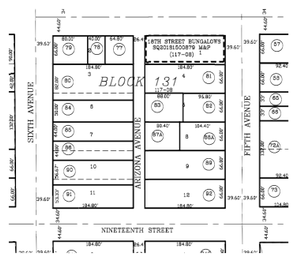
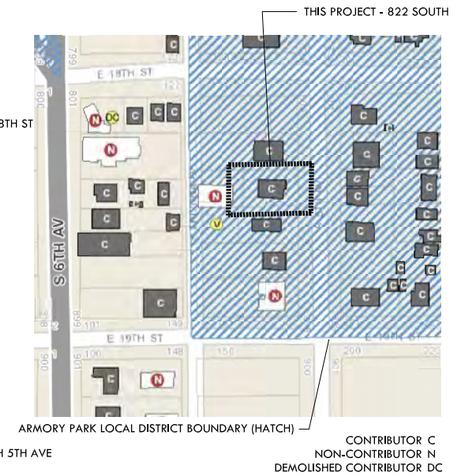
822 SOUTH 5TH AVENUE
HPZ PACKAGE

G18 FIGURE GROUND PROPOSED

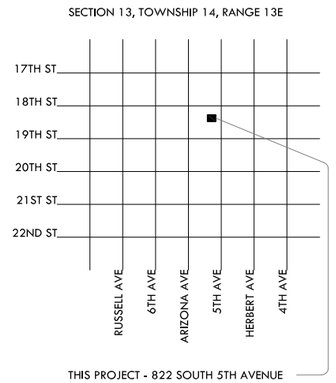


ASSESSOR RECORD MAP
NTS

SITE AERIAL
NTS



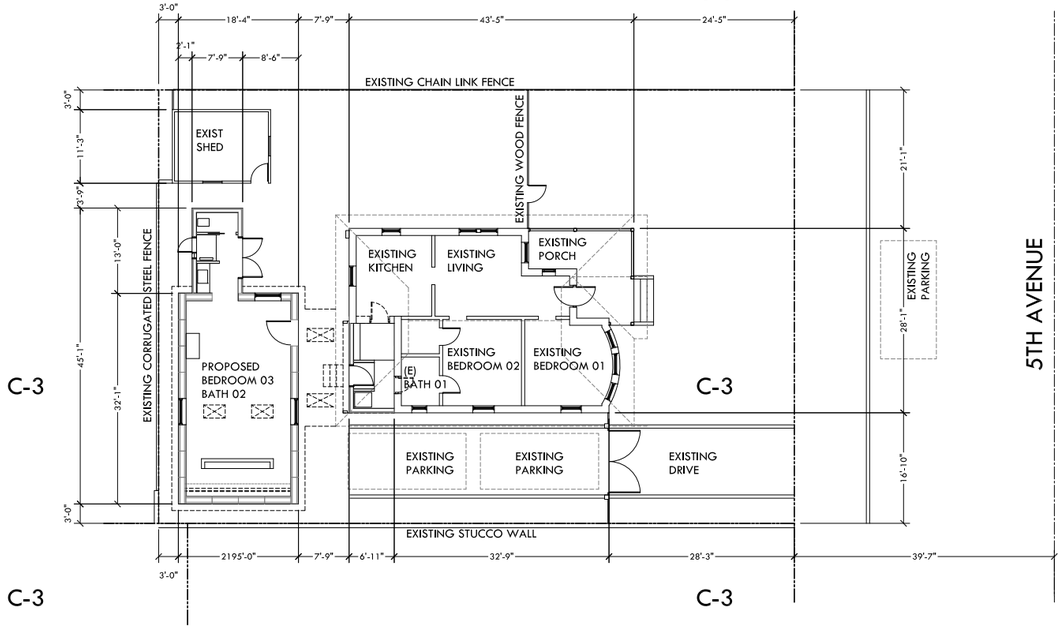
HISTORIC PROPERTIES
NTS



PROJECT LOCATION
3" = 1 MILE

PROJECT INFORMATION

project	RESIDENTIAL ADDITION
address	822 SOUTH 5TH AVENUE
property owner	ANTHONY DEE
business owner	NA
parcel	117-08-0820
S-T-R	13141 3E
zoning	HR-3
overlays	HISTORIC - ARMORY PARK LOCAL DISTRICT
historic	CONTRIBUTING PROPERTY - ARMORY PARK NATIONAL AND LOCAL HISTORIC DISTRICT
previous requests and requirements	NA
lot area	6,389 SF
existing use	SINGLE FAMILY DWELLING
proposed use	SINGLE FAMILY DWELLING
lot size minimum	5,000 SF
lot coverage max allowed (residential)	70%
lot coverage actual	919 SF EXISTING HOUSE 755 SF EXISTING DRIVE APRON 168 SF EXISTING SHED 687 SF PROPOSED ADDITION 94 SF PROPOSED ADDITION 2623 SF TOTAL LOT COVERAGE = 41%, <70%, OK
height allowed	25'
height proposed	21'10" EXISTING; 17'9" PROPOSED
setback - street allowed	EXISTING
setback - perimeter allowed	AT PROPOSED ADDITION: SOUTH PROPERTY LINE 10'2 WALL = 6'7 ALLOWED; 3'0 ACTUAL WEST PROPERTY LINE 10'2 WALL = 6'7 ALLOWED; 3'0 ACTUAL 12'0 WALL = 8'0 ALLOWED; 5'1 ACTUAL NORTH PROPERTY LINE 12'0 WALL = 8'0 ALLOWED; 18'0 ACTUAL
motor vehicle parking required	2 SPACES PER DWELLING UNIT + .25 VISITOR PARKING
motor vehicle parking proposed	2 SPACES + 1 VISITOR PARKING AT STREET
bicycle parking required	0
bicycle parking proposed	0
off street loading required / proposed	0
street landscape border MS&R	RESIDENTIAL USE, SINGLE FAMILY, NONE REQUIRED (TABLE 7.6.4-1)
street landscape border non-MS&R	RESIDENTIAL USE, SINGLE FAMILY, NONE REQUIRED (TABLE 7.6.4-1)
landscape border adjacent zones	NONE
native plant preservation	NA



SITE PLAN
1 : 10

WORKER INC
WORKER ARCHITECTURE PLLC
bill@workerincorporated.com
workerincorporated.com
520.664.4847

STRUCTURAL ENGINEERING
TBD
520-XXX-XXXX

OWNER
ANTHONY DEE
822 S 5TH AVE
TUCSON AZ
85701

PROFESSIONAL ARCHITECT
BILL MACKEY
ARIZONA U.S.A.
04 AUG 2021
expires 9.30.23
PRICING SET
NOT FOR CONSTRUCTION

SHEET INDEX

1	G1.1	SITE PLAN ZONING INFORMATION
2	A0.1	DEMOLITION PLAN
3	A1.2	SITE PLAN
4	A2.1	FLOOR PLAN
5	A3.1	REFLECTED CEILING PLAN ROOF PLAN
6	A5.1	BLDG ELEVATIONS
7	A5.2	BLDG ELEVATIONS
8	S1.1	PLANS AND NOTES
9	S1.2	DETAILS AND NOTES
10	P1.1	PLUMBING PLAN PLUMBING DETAILS
11	M1.1	MECHANICAL PLAN MECHANICAL NOTES
12	E1.1	ELECTRICAL PLAN ELECTRICAL NOTES

RELATED REVIEWS

T21CMXXXXX (PRELIM SITE)
HPZ-21-XXX (X-XX-21)

822 S 5TH AVE
TUCSON, AZ 85701

SITE PLAN AND ZONING INFORMATION

G1.1

1 OF 4

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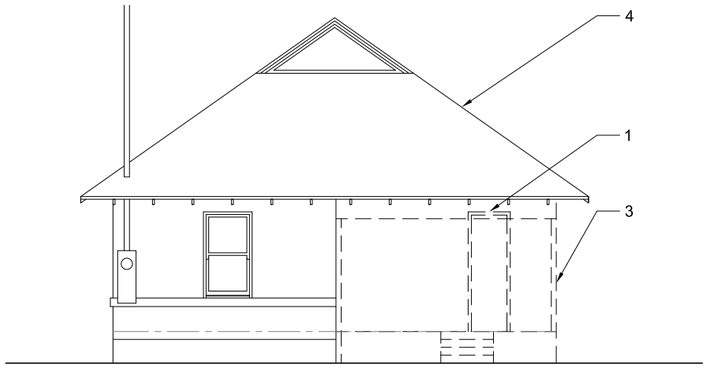
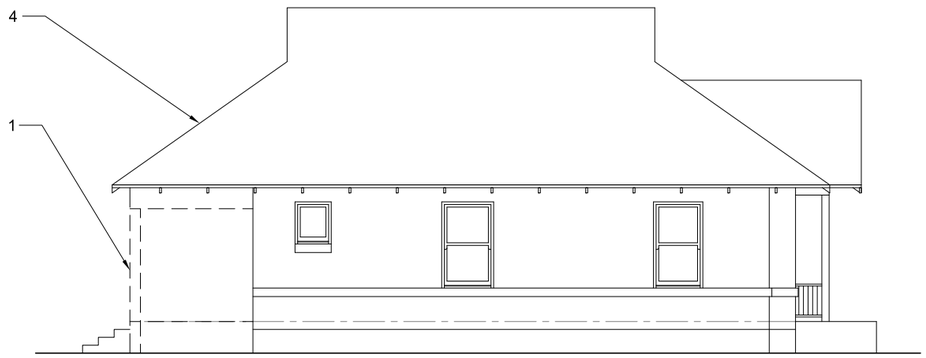
822 SOUTH 5TH AVENUE
HPZ PACKAGE

G19 SITE PLAN



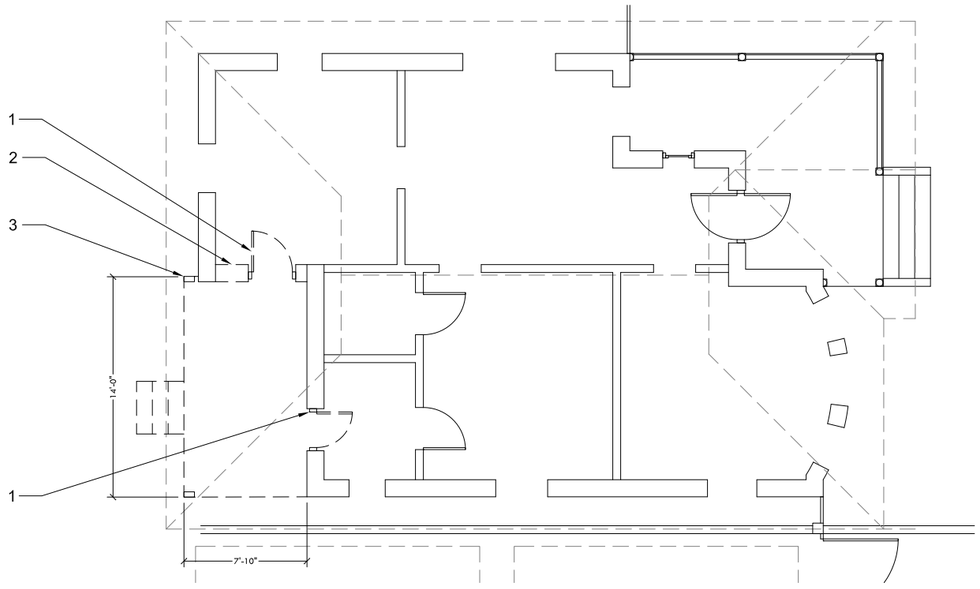
WEST ELEVATION 1 3
1 : 4



SOUTH ELEVATION 1 2
1 : 4

KEY NOTES

1 REMOVE EXISTING DOOR AND FRAME
2 REMOVE WALL
3 REMOVE ENTIRE PORCH EXCEPT FOR EXISTING CEILING AND ROOF FRAMING. SHORE AS NECESSARY.
4 REMOVE EXISTING ASPHALT SHINGLE ROOFING PREP ROOF FOR NEW CORRUGATED METAL ROOFING



DEMOLITION PLAN 1 1
1 : 4

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PROPOSED
NOT FOR CONSTRUCTION
2021 AUG 04
expires 9.30.23

SHEET INDEX

1 G1.1 SITE PLAN
ZONING INFORMATION
2 A0.1 DEMOLITION PLAN
3 A2.1 FLOOR PLAN
4 A4.1 ROOF PLAN
5 A5.1 BLDG ELEVATIONS
6 A5.2 BLDG ELEVATIONS

RELATED REVIEWS

T21CMXXXXX (PRELIM SITE)
HPZ-21-XXX (X-XX-21)

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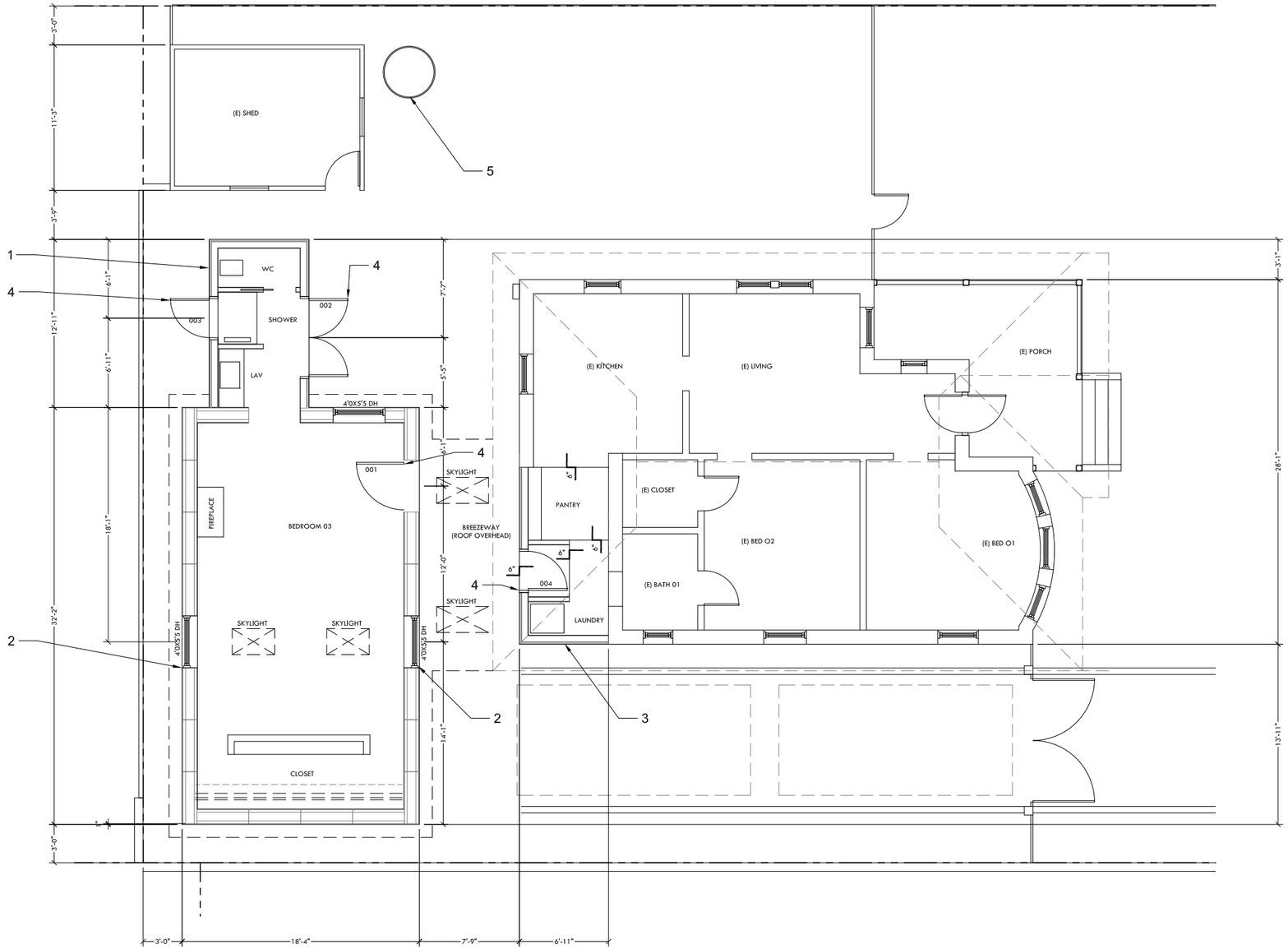
DEMOLITION PLAN

A0.1
1 OF 6

822 SOUTH 5TH AVENUE
HPZ PACKAGE

DEMOLITION PLAN
G20



KEY TO PLAN

1 STUCCO OVER C.I.F WALL SYSTEM
2 WOOD DOUBLE HUNG WINDOW, METAL CLAD
3 STUCCO OVER WOOD FRAME WALL SYSTEM
4 METAL DOOR WITH FULL LIGHT
5 WATER HARVESTING CISTERN - +/- 104" TALL (FUTURE)

FLOOR PLAN 1 1
1 : 4

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SHEET INDEX

1 G1.1 SITE PLAN
ZONING INFORMATION
2 A0.1 DEMOLITION PLAN
3 A2.1 FLOOR PLAN
4 A4.1 ROOF PLAN
5 A5.1 BLDG ELEVATIONS
6 A5.2 BLDG ELEVATIONS

RELATED REVIEWS

T21CMXXXXX (PRELIM SITE)
HPZ-21-XXX (X-XX-21)

822 S 5TH AVE
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A2.1 FLOOR PLAN
1 OF 6

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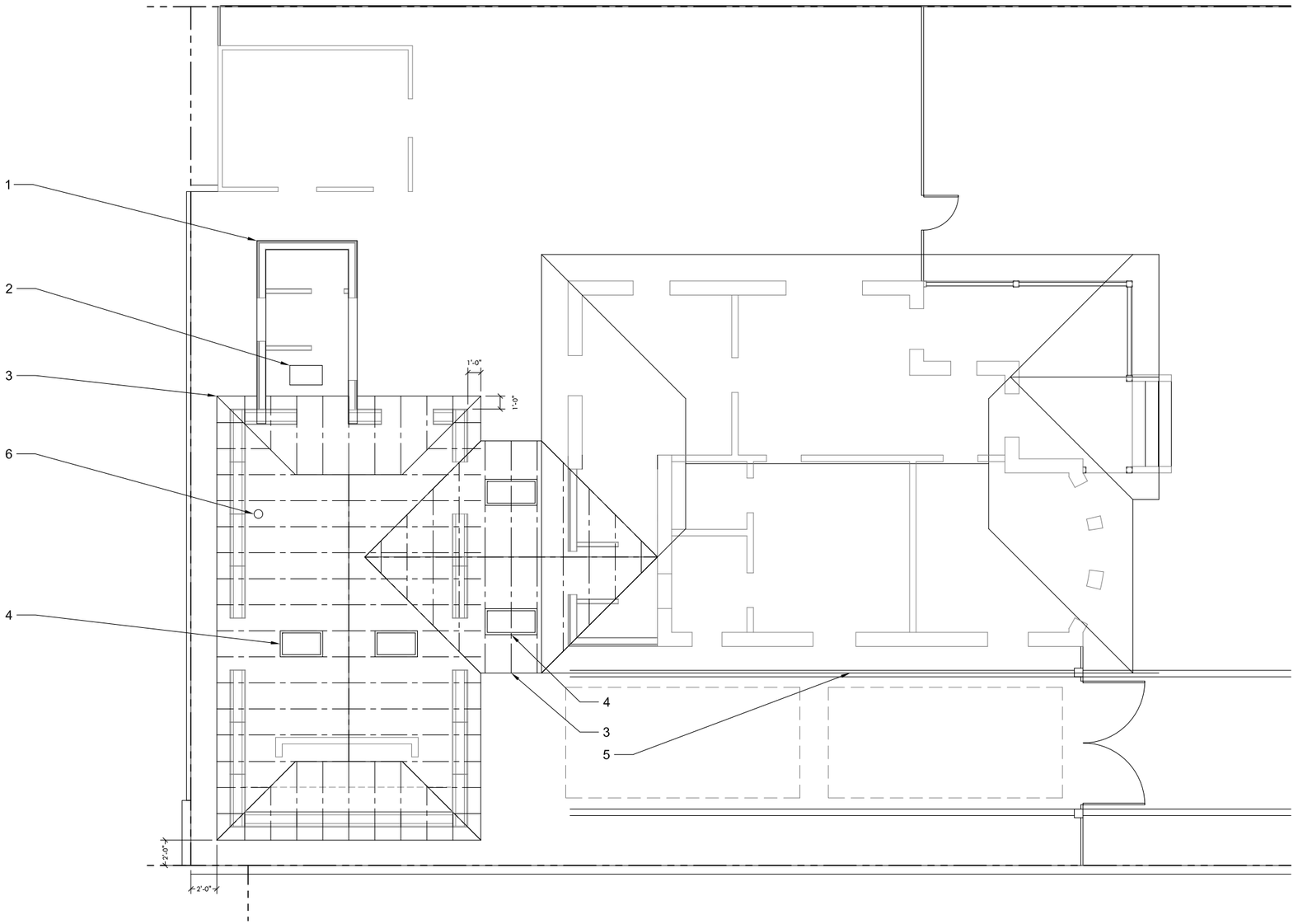
822 SOUTH 5TH AVENUE
HPZ PACKAGE

G21 FLOOR PLAN



KEY TO PLAN

1 BUILT UP ROOF - DRAIN TO WEST
2 CONDENSING UNIT FOR MINI-SPLIT
3 NEW CORRUGATED METAL ROOF - CORTEN - RUST PITCH TO MATCH EXISTING
4 2'0 X 4'0 SKYLIGHT
5 NEW CORRUGATED METAL ROOF - CORTEN - RUST OVER EXISTING FRAMING AND PLYWOOD
6 FLUE FOR WOOD BURNING STOVE

ROOF PLAN 1 (1)
1 : 4

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expires 9.30.23

SHEET INDEX

1 G1.1 SITE PLAN
ZONING INFORMATION
2 A0.1 DEMOLITION PLAN
3 A2.1 FLOOR PLAN
4 A4.1 ROOF PLAN
5 A5.1 BLDG ELEVATIONS
6 A5.2 BLDG ELEVATIONS

RELATED REVIEWS

T21CMXXXXX (PRELIM SITE)
HPZ-21-XXX (X-XX-21)

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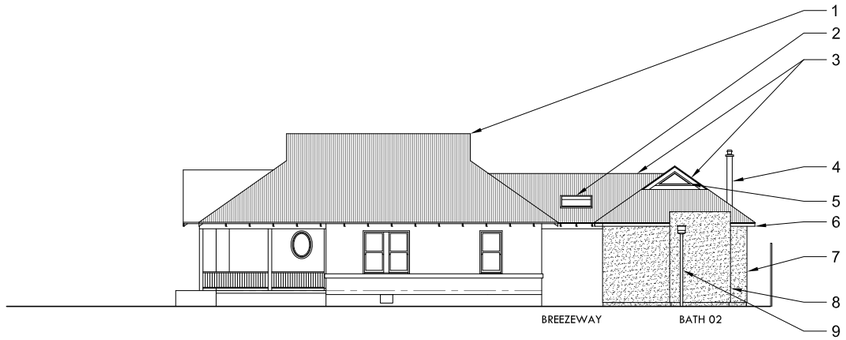
A4.1 ROOF PLAN
1 OF 6

822 SOUTH 5TH AVENUE
HPZ PACKAGE

G22 ROOF PLAN



NORTH ELEVATION - PROPOSED (7)
1 : 8
8 4 21

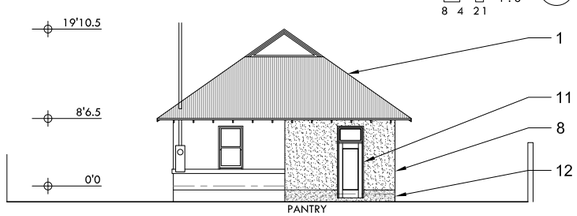
SOUTH ELEVATION - EXISTING (4)
1 : 8
8 4 21

SOUTH ELEVATION - PROPOSED (3)
1 : 8
8 4 21

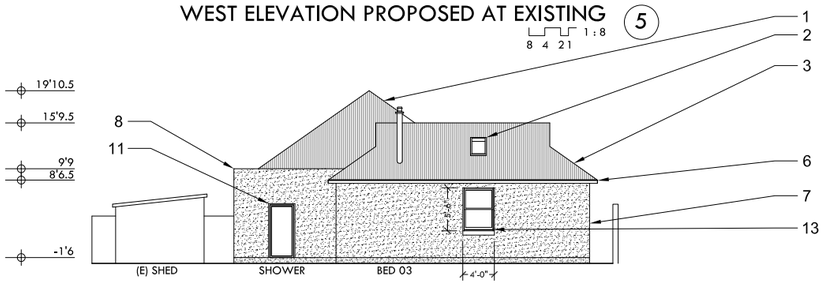
WEST ELEVATION - EXISTING (6)
1 : 8
8 4 21

KEY NOTES

1 NEW CORTEN CORRUGATED ROOF OVER EXISTING FRAMING
2 NEW SKYLIGHT BRONZE ANODIZED ALUM FRAME
3 NEW CORTEN CORRUGATED ROOF OVER NEW FRAMING
4 WOOD BURNING STOVE FLUE
5 FIXED WINDOW, 2" STEEL FRAME
6 WOOD FASCIA EAVE
7 SMOOTH STUCCO OVER CONCRETE INSULATED FORM WALL SYSTEM
8 SMOOTH STUCCO OVER WOOD FRAME WALL SYSTEM
9 STEEL GUTTER - CLEAR SEALER
10 REMOVE BACK PORCH TO ROOF FRAMING SHORE ROOF DURING CONSTRUCTION
11 GLASS DOOR, STEEL FRAME
12 CAST IN PLACE CONCRETE BASE FORM FINISH
13 WOOD DOUBLE HUNG WINDOW METAL CLAD
14 CONDENSER
15 CISTERN (FUTURE)

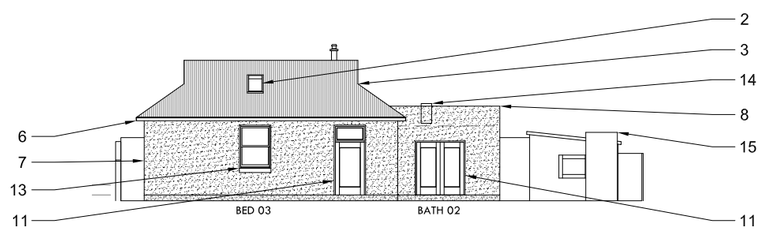


WEST ELEVATION PROPOSED AT EXISTING (5)
1 : 8
8 4 21



WEST ELEVATION - PROPOSED (4)
1 : 8
8 4 21

EAST ELEVATION (2)
1 : 8
8 4 21



EAST ELEVATION - ADDITION (1)
1 : 8
8 4 21

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04 AUG 2021
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SHEET INDEX

1 G1.1 SITE PLAN
ZONING INFORMATION
2 A0.1 DEMOLITION PLAN
3 A2.1 FLOOR PLAN
4 A4.1 ROOF PLAN
5 A5.1 BLDG ELEVATIONS
6 A5.2 BLDG ELEVATIONS

RELATED REVIEWS

T21CMXXXXX (PRELIM SITE)
HPZ-21-XXX (X-XX-21)

822 S 5TH AVE
TUCSON, AZ 85701
BUILDING ELEVATIONS

A5.1
1 OF 6

822 SOUTH 5TH AVENUE
HPZ PACKAGE

G23 BUILDING ELEVATIONS

5.8.9. DESIGN STANDARDS

A. Generally

3. New Construction or

New construction or alterations or additions to a Noncontributing Property within an HPZ shall reflect the architectural style of, and be compatible with, the Contributing Properties located within its development zone.

Two factors played in the design of the addition: 1. utilize the form of the existing, contributing structure, and 2. minimize the impact the new construction has on the existing structure.

Form is addressed through the scale of the proposed structure's walls and pitch of the roof matching the existing contributing structure. Window sills and heights are placed at similar heights as well.

While the roof of the proposed structure and the existing contributing property are attached, we created a breezeway between the two buildings - differentiating the two structures and minimizing the impact of the proposed structure on the existing structure.

B. Height

Heights of principal structures in the project's development zone are used to compare to proposed new construction of, or additions to, principal structures. Likewise, the height of proposed accessory structures is compared to other accessory structure heights in the development zone. (See Figure 5.8-A.)

3. New Construction

New construction shall be constructed no higher than the tallest Contributing Property located within its development zone and shall generally conform to the typical height within the development zone.

Proposed structures are no higher than the existing, contributing property. See Building Elevations.

C. Setbacks (See Figure 5.8-B.)

3. New Construction

New construction shall maintain the prevailing street and interior perimeter yard setbacks existing within its development zone.

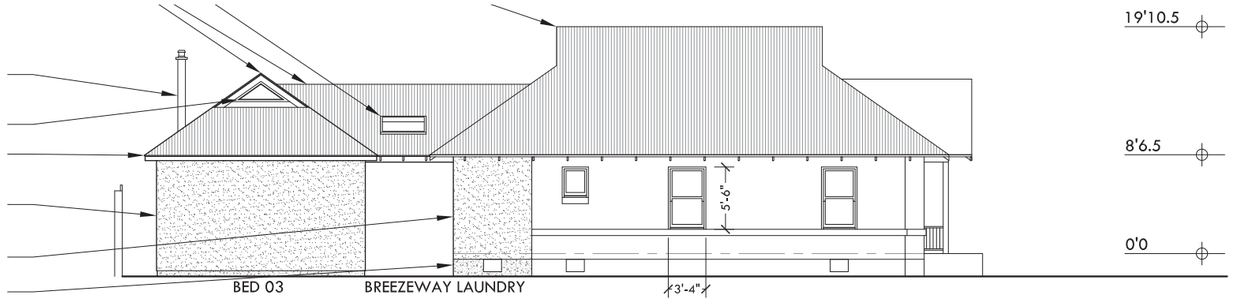
Setbacks for second dwelling and ramadas are similar to other back yard and front yard buildings within the development zone. See Figure Ground map.

D. Proportion

3. New Construction

New construction shall reflect the prevailing proportions of Contributing Properties within its development zone.

Wall and eave height and roof pitch of proposed second dwelling are based on the existing conditions of the exsiting structure. See Building Elevations.



SOUTH ELEVATION - PROPOSED 3

1 : 8

8.4.21

HISTORIC PROPERTIES

NTS

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822 SOUTH 5TH AVENUE
HPZ PACKAGE

UDC DESIGN STANDARDS

G24

E. Roof Types

3. New Construction

New construction shall have a roof compatible in configuration, mass, and materials to the prevailing historic style and period of the existing within the development zone in which the proposed structure will be constructed.

The proposed structure will have a Dutch hip roof similar in pitch and form to the existing, contributing structure. The small, bathroom portion of the new building will have a parapet roof.

F. Surface Texture

3. New Construction

New construction shall have a surface texture that is appropriate to the historic style of similar structures within the development zone and shall reflect the historic periods existing within the HPZ.

Smooth stucco surface for proposed structure walls. Corrugated roof for both the existing and proposed structures. This material palatte is similar to other buildings within the development zone and district.

G. Site Utilization

3. New Construction

Site utilization of new construction shall be consistent with the site utilization of Contributing Properties within the development zone.

The spacing between the sides of the buildings is similar. See Figure Ground map.

H. Projections and Recessions

3. New Construction

New construction shall have projections and recessions, such as porches, steps, awnings, overhangs, entrances, and windows, that are compatible with the existing historic styles within the development zone and reflect the historic periods of the HPZ.

Eave detail of the proposed structure is based on the eave detail of the existing, contributing strucutre. Windows will be recessed to the interior face of walls of the second dwelling, similar to existing, contributing structure. The rafter tails of the roof framing will not be exposed, though. Because of the placement of the structure, fire protection is required for the projecting eave. Therefore the eave will have a continuous fascia and soffit.

I. Details

3. New Construction

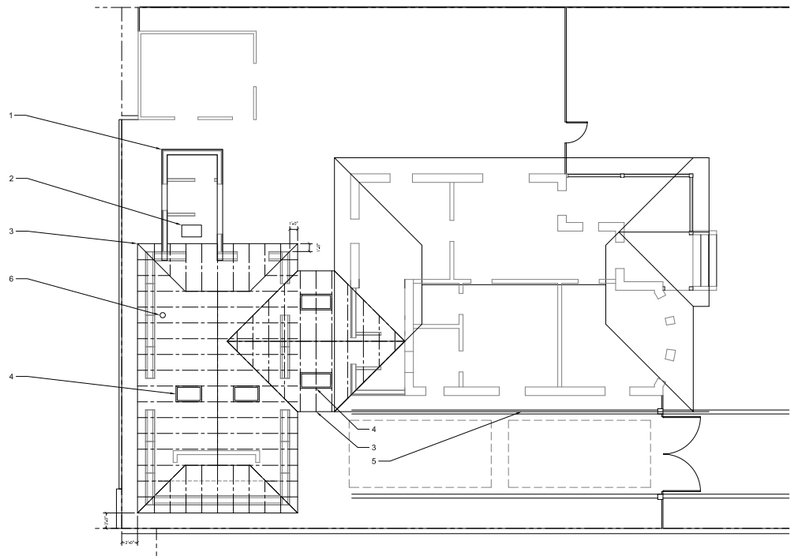
New construction shall have architectural details, such as cornices, lintels, arches, grill work, shutters, window and door trim, and canales, that are compatible with the existing historic styles and historic periods of Contributing Properties within the development zone.

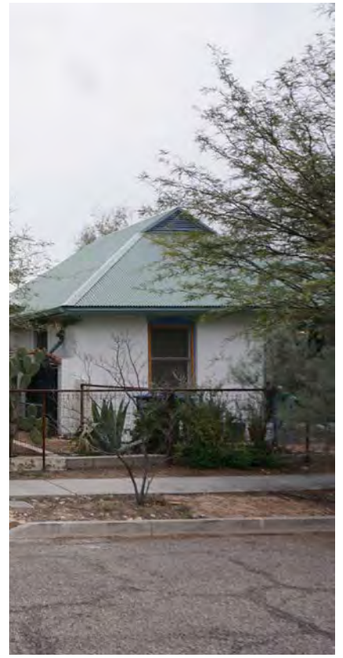
See above + The existing porch is being removed to be replaced with enclosed space at the southwest corner of the structure. The existing structure has a volcanic rock base of 24" and we will continue that base for the new enclosed section but instead of volcanic rock we will be building the base from cast-in-place concrete walls, smooth finish.

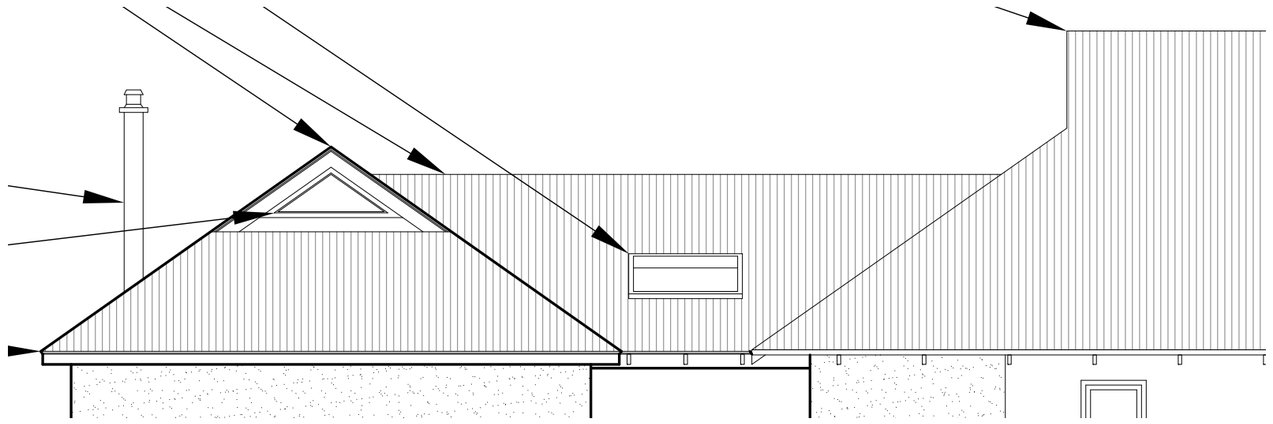
J. Building Form

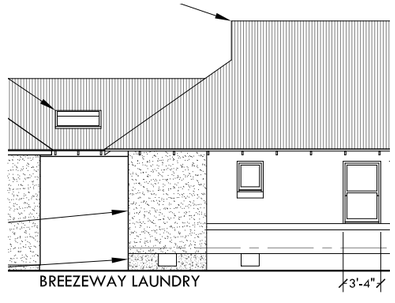
3. New Construction

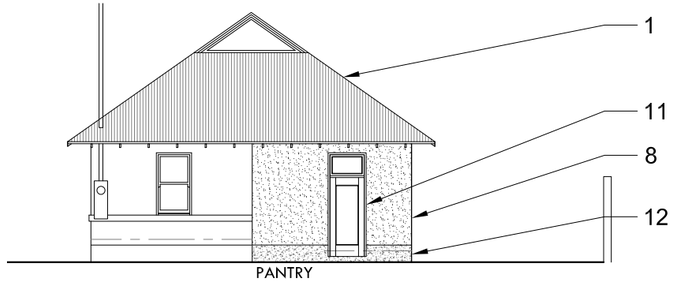
New construction shall have size, mass, and scale that are compatible with the existing Con-











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822 SOUTH 5TH AVENUE
HPZ PACKAGE

UDC DESIGN STANDARDS

G25

tributing Properties within the development zone.

Similar to D.

K. Rhythm

3. New Construction

New construction shall reflect the proportion, pattern, and rhythm of openings of Contributing Properties in its development zone.

Windows and doors are placed symmeticrally in the elevations and given ample solid mass at the corners - similar to the existing structure.

L. Additional Review Standards

To provide flexibility in the review of applications that reflect the diverse and unique characteristics of the various HPZs, other pertinent factors generally affecting the appearance, harmony, and efficient functioning of the HPZ may be used as appropriate for the particular application, such as the following:

1. Color

Color of a building or structure, including trim, roof, and other details, shall be appropriate to the architectural style of the subject structure and its historic period. Color may be reviewed in the context of a required HPZ review; painting alone shall not be considered through an HPZ review.

The proposed addition will be painted a light color. The roof will be brown.

2. Landscaping

Plantings and other ornamental features shall reflect the historic period of the subject structure. Landscaping may be reviewed in the context of a required HPZ review; landscaping alone shall not be considered through an HPZ review.

Native plant materials will be utilized.

3. Enclosures

Fences, walls, or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and with Contributing Properties within the development zone and shall reflect the historic period of the HPZ.

No modification to existing enclosures.

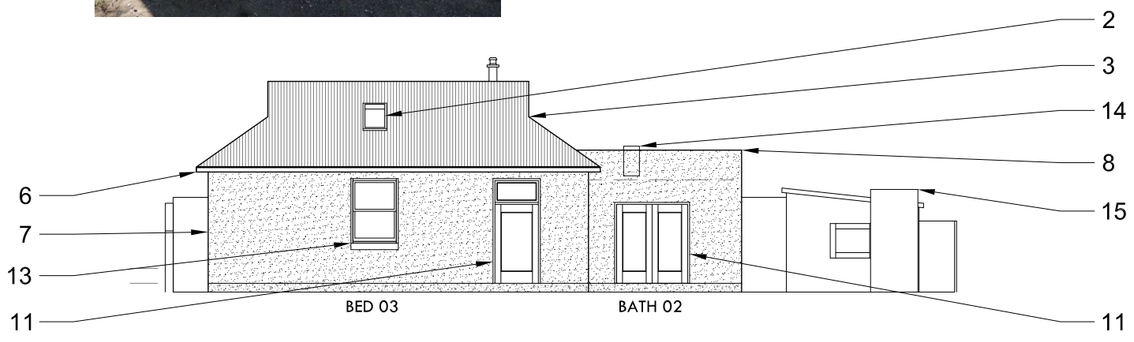
4. Utilities

New above ground power and telephone line installation and new utility connections shall be reviewed for appropriateness and compatibility , especially the use of electric utility boxes on front facades.

Existing overhead electrical enters the property from the northwest corner to the northwest corner of the house. Underground power extension will be provided to the new structure. A small mechanical unit for a mini-split system will be placed on the parapet roof of the bathroom, out of view from the public street.

M. Signs

The appearance, color, size, position, method of attachment, texture of materials, and design of signs within an HPZ shall be in keeping with the collective characteristics of the structures located within the appropriate development zone . Signs allowed in the underlying land usezone shall be further regulated by Chapter 3, Signs, of the Tucson Code. The signs allowed in the underlying land usezone are further limited as follows (see Figure 5.8-C):



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822 SOUTH 5TH AVENUE
HPZ PACKAGE

G26 UDC DESIGN STANDARDS

1. Off-site signs are not permitted;
2. Business signs are limited to one sign only for each streetfrontage per premises. Businesses having frontage on more than two streets are allowed a total of three signs. Businesses are limited to one freestanding signs per premises;
3. The maximum area of a sign is eight square feet;
4. Signs shall not extend above the top of the nearest facade, eaves, or fire wall of a building or structure;
5. Design and materials of signs. Visible bulbs, not exceeding 20 watts per bulb, are allowed. Bulbs within fixtures are not limited in wattage. Neon tubing may be allowed on commercially zoned properties, where historically appropriate. Clear plexiglas and acrylic, when used as a substitute for glass, is allowed; otherwise, plastics are not allowed. Luminous paints are not allowed;
6. Buildings and signs within the HPZ may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties; and,
7. The applicant may apply for a variance from these standards where it can be shown that the proposed sign is consistent with the purpose and intent of the HPZ and is historically authentic.

Not applicable.

N. Motor Vehicle and BicycleParking Areas

Parking in accordance with Section 7.4, Motor Vehicle and Bicycle Parking, is required. Parking may be provided on- or off-site with zoning that allows parking as a principal use. Off-site parking spaces for uses within the HPZ shall not be located more than 600 feet, within the same or another block, from the land use the spaces serve, except within the boundaries of the El Presidio HPZ where required parking spaces may be provided not more than 600 feet beyond the HPZ boundary (See Figure 5.8-D). All new or modified vehicular use areas within the HPZ shall be landscaped and screened as required by Section 7.6, Landscaping and Screening Standards, using compatible structural and plant materials.

Parking is allocated for on site.

ARMORY PARK SPECIFIC GUIDELINES

B. Architectural Character - Armory Park developed into a stable, cohesive neighborhood of multiple and single family detached houses encompassing a mixture of architectural styles. The vast majority of structures in the district were built speculatively in tract fashion, having similar architectural character and detail. The railroad afforded wealthy Tucsonans the ability to add Victorian detailing and soon a variety of each architectural style and tradition began to appear in the neighborhood. Several of these architectural styles were intermixed and the result is often referred to as “American Victorian”. Houses reflecting this eclectic style are constructed of brick and have complex roofs and intricate wood detailing. In addition to design influences introduced from the East and Midwest, the 1915 Panama-California Exposition at San Diego provided architectural models that were copied within the Armory Park area, including the Mission Style, California Bungalow, and Spanish Colonial Revival. Safford School is the best example of the latter style. The school displays plastered walls, an ornamented and elaborate entry, flanked columns, and portales. Bungalow-style homes were built from mass produced model plans to provide simple, single-story bungalows with gable roofs, articulated wood rafters, and heavy masonry porch piers. Houses that typify earlier Spanish-Mexican traditions can be found throughout Armory Park as well.

C. Streetscape - The character of the streetscape of Armory Park reflects the influence of the post-railroad era and Anglo planning concepts. Rather than contiguous structures built on street property lines, typical of the Sonoran or Spanish-Mexican vernacular tradition, utilization in the Anglo manner located the structure in the center of the lot, with spacious front, side, and rear landscaped yards. The neighborhood’s character is further defined by ornamental lamp standards, street trees, and lushly landscaped yards.

D. Specific District Guidelines. In addition to the development criteria described above, the following review criteria provide additional guidance to applicants considering renovations or additions within the district boundaries.

1. Additions. Additions to buildings, including rooms, porches, stairs and access s, should be constructed at the rear of the property.

Proposed addition is located at the rear of the property.

2. Windows and Doors. Any replacement doors and windows shall be of the same materials, types, and designs. Flush doors, sliding glass doors, aluminum windows, doors, or screen frames are inappropriate materials for renovation or new construction. Security bars are discouraged, however if used, should be of a simple design, follow the lines of the window and should be mounted inside the window opening, rather than on the surface of the building.

Swing type, french doors with single lites are proposed for the new doors. Wood double hung windows with metal cladding are proposed for the new windows.

3. Masonry. Exposed concrete block is not an acceptable substitute for brick or adobe. If concrete block is used for the construction of an addition, it must be stuccoed. Color may be added to the stucco or it may be painted an appropriate color.

Not applicable.

4. Chimneys. Original chimneys must be left in place and maintained, even if unused. If repairs are necessary, the original material, color, shape, and brick pattern must be matched as closely as possible.

Not applicable.

5. Roofing. Rolled roofing, white or light roofing shingles are discouraged on roof surfaces visible from the street.

Proposed roofing material is Corten corrugated metal roofing.

6. Porches. Original porches should be maintained and as much of the original material and ornamentation as possible should be retained if repair is necessary. Front porches should not be enclosed as rooms. If a porch has been enclosed, the enclosure should be removed and the porch restored. Wrought iron columns or steel pipe columns are not acceptable building materials for new or restored porches.

The existing back porch is being removed. It is poorly supported; there is no evidence of a foundation for the columns. We proposed new construction below the roof framing, enclosing the existing porch with wood framing and stucco finish. The porch is not visible from the street.

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7. Architectural Details. Historical architectural details should be retained; even the simplest details contribute to the overall character of the building. If replacement of architectural details is necessary, original detailing on the structure should be researched and architectural details visible on other houses in the development zone can be duplicated using size, placement, and quantity as a guide.

No details will be altered on the existing structure. Eave and window details of existing structure will be similar on the proposed structure.

8. Mechanical Equipment. Mechanical equipment, including but not limited to swamp coolers, air conditioners, water heaters, wind turbines, roof vents, furnaces, electrical equipment, solar panels, catwalks, emergency or utility access, maintenance safety equipment, satellite dishes, disks and antennas, and skylights should be placed in locations that minimize visual impacts. Cisterns should be placed at non-street-facing elevations and should not block views of architectural features.

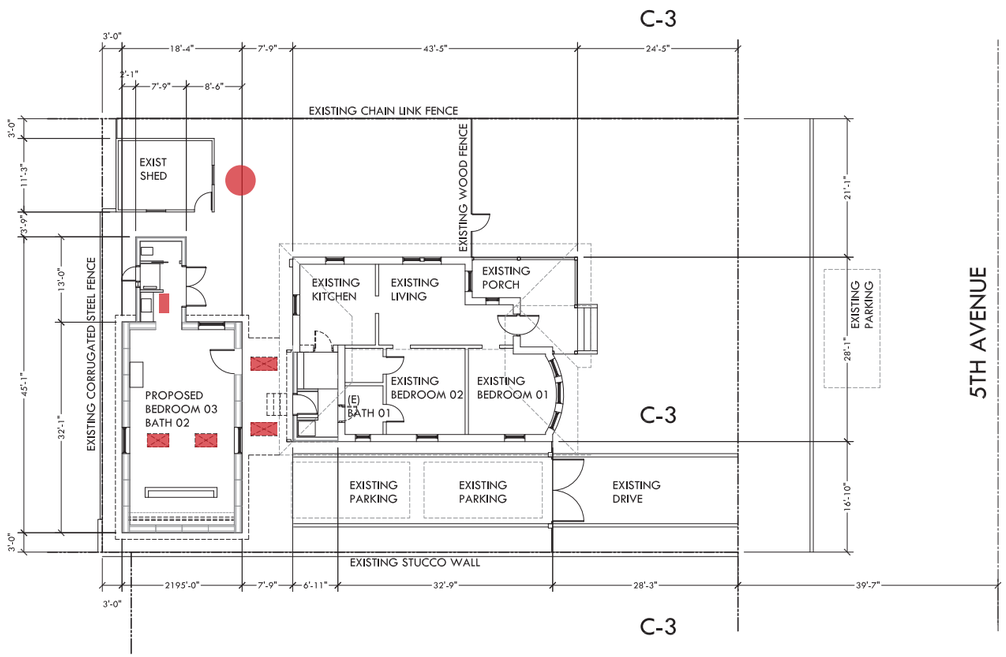
Mechanical units, cisterns and skylights are placed in locations not visible to the public.

9. Fences and Privacy Walls. Fences and privacy walls should be compatible with the style, material, and age of the existing structure. The height of a front fence or privacy wall should be four feet or lower to allow an unobstructed view of the buildings and structures from the public right-of-way. Inappropriate fence and privacy wall materials include: ocotillo ribs, stockade fencing, post and rail, tubular steel or wrought iron without spear tips, unstuccoed concrete block, unpainted wood, rough cedar, and corrugated metal. Extra attention should be paid to the fence or privacy wall along the street side of the property and the side yards extending from the front facade of the building.

Not applicable.

10. Landscaping. Landscaping should be in keeping with the historic period of the neighborhood. Plantings should reflect the architectural style of the structure, and all vegetation should provide an unobstructed view of the building.

All plantings will be in the back yard, not visible from the street and be of native varieties.



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