

WILDER RESIDENCE, 350 N. MAIN AVE. ~ EL PRESIDIO HISTORIC DISTRICT

Vint & Associates Architects, Inc.

Tucson, AZ

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Narrative: Proposed Guesthouse/*Casita*

COT Activity #T21CM00424

Parcel #: 11710152A

HPZ -21-047

Zoning: HR-2

Owners: Joseph C. & Margaret O. Wilder

DESCRIPTION:

We propose to build a free-standing single-story Guesthouse/*Casita* behind an existing non-contributing residence built in 1991 at 350 N. Main Ave. in El Presidio Historic District. The plan of the proposed *Casita* is "Studio" type with a combined Dining/Living/Sleeping room (i.e. no separate Bedroom) flanked by a kitchen and a bathroom on the north. We propose a porch on the southwest corner to shade the Living Room of the *Casita* from the afternoon sun.

The net floor area proposed is 497 SF. The house footprint (including wall thicknesses) is 620 GSF, and the proposed porch is 140 SF, for a total area under roof of 760 SF. The floor area of the main Wilder residence is 2,100 GSF.

HISTORIC PRESERVATION ZONE CHECKLIST (UDC 5.8)

HEIGHT (UDC 5.8.9.B): The proposed maximum height is 14'-8½" above finish grade, sloping down to a minimum of 10'-8½" AFG (average height = 12'-8½" AFG). The existing main residence varies from 17'-6" AFG max. to 10'-2" min. AFG (avg. ht. = 13'-10"). Adjacent listed properties in the development zone all have heights greater than 16 ft. above grade; all are one story and similar in scale.

SET-BACK DISTANCES (UDC 5.8.9.C): The proposed setbacks are 8'-0" (N); 20'-10" (S); and 0' lot-line (E), following adjacent prevailing setbacks (the west setback is not a concern, as the *Casita* is located behind the existing main residence).

SITE UTILIZATION (UDC 5.8.9G): Ref. sheet A0.1 of the drawings for details of the lot area and proposed percent of coverage. In summary, allowable lot coverage is 75%. Proposed lot coverage, including vehicular use and building footprints, is 22% of the lot area of 14,700 SF.

BUILDING FORM (UDC 5.8.9J): The proposed *Casita* is designed in the 'Transformed Sonoran' tradition. The plan is zig-zagged around the mature mesquite tree in the northeast corner of the back yard. The walls are plastered masonry, topped by a corrugated galvanized shed roof to match the existing house. To maintain the privacy of the neighboring house to the north, the porch of the proposed *Casita* is located on the southwest corner of the house. There are no windows proposed on the north side of the *Casita* for the same reason.

RHYTHM (UDC 5.8.9K): *Proportion, patterns and rhythm of openings, additions, compatible with those of existing structure and those of contributors within development zone.* Per attached elevations, door & window openings of the proposed *Casita* are of a similar type, size, spacing, rhythm and proportion (height/width ratio) to contributing buildings in the Development Zone. Windows are painted wood casement type, vertically proportioned, with true divided lights.

COLOR (UDC 5.8.9.L1): The existing residence was built in 1991 with asphalt stabilized adobe walls (left exposed) and a corrugated galvanized metal shed roof sloping towards an interior courtyard. The walls are a medium earth color, with a gray oxidized zinc roof. Wood posts, beams and window frames are painted medium blue at the existing front porch and red-brown at the courtyard. The proposed *Casita* is designed with solid-grouted insulated concrete form (ICF) walls (*The Perfect Block*--[The Perfect Block](https://theperfectblock.com) <https://theperfectblock.com> Insulated Composite Concrete Forms (ICCF)... made of recycled post-consumer Styrofoam® in a cement matrix. The exterior finish is cement stucco, painted. Joe & Peggy wish to introduce a subtly contrasting color at the *Casita* walls. We propose a light peach color, with red-brown trim on the wood porch posts, beams and window frames. The roofing material is proposed as corrugated galvanized metal to match the main house.

LANDSCAPING (UDC5.8.9.L2): The area of the proposed *Casita* is currently vacant land, with no improvements or existing landscaping. A mature spreading mesquite tree northeast of the proposed *Casita* has recently been trimmed to permit construction.

ENCLOSURES (UDC5.8.9.L3): Existing / no change.

UTILITIES (UCC 5.8.9.L.4): Existing water, sewer, gas & electric services on site can be extended to the proposed Guesthouse/*Casita*, all underground.

MOTOR VEHICLE & PARKING AREAS (UDC 5.8.9.N): 3 required, 7 provided (2 on-street + 5 on-site per attached Site Plan)