Submittal for Historic Review – HPZ Advisory Board – 5.8.9 Design Standards

April 2022

Property: 721 N 3RD Ave, Tucson, AZ, 85705

Home Owner: David and Susan Weinman (DSW Properties III)

Contractor: Mark O’Hagin

Resident and designated agent: Peter Weinman

Scope of Project

It is proposed to build at the rear of the property a small studio/storage room and an attached covered area for parking one car.

General Notes:

The back portion of the property is currently an open dirt space for parking. It is surrounded by a 6ft tall stucco block wall, with commercial property outside on all three sides. With it being almost impossible to see, the impact on the neighborhood is expected to be minimal.

To fit into the general themes on the property, stucco on the main historic home and a stucco block wall, a stucco look has been chosen.

Specific reflections on the 5.8.9 Design Standards

 A. Generally: The proposed building is not replacing or changing any existing structure. The main house is a stucco building, as is the wall surrounding the property. The proposed building does not introduce any new or “out of place” design elements. It is simply a small rectangular building, looking like the small and insignificant storage building that would not be uncommon at the rear of these historic long plots.

 B. Height: The highest point has been kept as low as is functionally possible, at 10ft. With the slope of the property, it will actually feel lower than 10ft, which is as low or lower than all buildings in the development zone, contributing or not. Heights of contributing buildings in our development zone are:

Main house, 721 N 3rd Ave, is 18ft 10in

Two-story brick building directly south, 723 N 3rd Ave, is approximately 20ft.

Large two-story house to the south, 445 E. 4th St, is approximately 26ft.

730 N. 3rd Ave is approximately 17ft.

722 N. 3rd Ave is approximately 19ft. (Out building of 12ft)

502 E. University is approximately 22ft.

503 E. University is approximately 20ft.

519 E. University is approximately 19ft. (Out building of 13ft)

728 N. Bean is approximately 11ft, 21ft, 10ft

777 N. Bean is approximately 11ft

518 E. University is approximately 17

516 E. University is approximately 17

512 E. University is approximately 24ft

501 E. 4th St. is approximately 24ft

Time Market, to the north, is approximately 21ft.

 C. Setbacks: Being at the rear of the property, the building makes no statement from the street side, front of the property. It will not be seen. With 6ft along the north side, 6ft along the south side, and 23ft to the rear property line, it is not crowding anything.

Main house, 721 N 3rd Ave is 10ft set back on the north side and 15ft on the south side.

Adjacent building to the south, 723 N 3rd Ave, sits on the property line to the south and is approximately 4ft from the property line to the north.

Prevailing set-backs in the development zone from the street are 10ft or more, but with many properties the side boundaries are less than 6ft set back or even built right to the property line. We count 8 that are right on the property line, and at least 7 that are less than 6ft.

(FYI, the alley named “Hoff” to the west of the proposed build is actually property owned by the church, and thus should be considered as adjacent to a commercial property.)

 D. Proportion: The small size of the proposed building keeps it from competing in any significant way with the large house.

 E. Roof Types: To keep the overall height low, and allow the building to not make the statement that it is little more than a utility “out” building, a low sloping roof “flat” roof is used. This also matches the historic building immediately to the south. The roof is, basically, not seen.

 F. Surface Texture: The use of a stucco finish will match the look of the historic home and the property wall. The back “addition” on the historic home was built under historic guidance ten years ago, using expensive specially milled wood siding. This matched the previous dilapidated addition, and so was used. But for this out building, a stucco look is more appropriate.

 G. Site Utilization: Because of the long and narrow configuration of these historic lots, it was very common to have small utility buildings built in the far back. That is all that this proposal is. Built, of course, with modern needs of better insulation and energy efficiency.

 H. Projections and Recessions: There are no significant overhangs or awnings planned, and the few windows will be chosen to fit well with a historic double hung sash window look. (But it is understood that with the unavailability of wooden windows, paintable plastic to look like wood will be the choice.)

 I. Details: There are no known details that should be incorporated into this simple design, but the owner is open to suggestions. Windows will have bars on them to match the treatment on the main house. There will also be two window sills incorporated to match the existing house. The thought is to keep the look clean and simple.

 J. Building Form: The small size of this project should create no concerns here.

 K. Rhythm: Again, the small size of this building does not make a strong statement out of sync with the rest of the property.

 L. Additional Review Standards: Color – The plan is to match the color of the main house, off white with a faded blue trim. Landscaping – There is not much that can be done, but the building will sit nicely on the edge of the landscaped back yard of the main house, leaving a large garden area between the house and this building. Enclosures – There will be nothing more than a few low wooden fences, as have been there for some time, separating the back yard from the parking area. Utilities – The utility lines will be brought in underground.

 M. Signs: No signs will be used.

 N. Parking: It should be noted that there is NO parking provided by the city directly in front of the main house, so this area is the only place for adjacent parking for the residence, thus the desire for at least one covered space.