

# The Stones

601 South Stone Avenue

for Historic Review Board  
November 2019



**HISTORIC PRESERVATION REVIEW APPLICATION**

Date Submitted: August 1, 2019

PDS Activity Number: -

HPZ Case Number: -

Property Development Name: The Stones

Property Address: 601 South Stone Ave, Tucson, AZ, 85701

Pima County Assessor Parcel Number(s): 117-14-2360

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

Applicant Name: Studio Caban  Owner  Architect/Designer  Other

Applicant Address: 475 S. Stone Ave

City/State/Zip: Tucson AZ, 85701

Phone: 520-230-5340 Email: philipp@studiocaban.com, klara@studiocaban.com

Property Owner Name: Paolo de Lorenzo & Anne Ranek

Property Owner Phone: 520-488-8792

Property Owner Email: innovativeliving\_llc@yahoo.com

Description of Use (if Resident Artisan): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if not owner): \_\_\_\_\_

**PROPOSED NEW CONSTRUCTION or ALTERATION**

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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, 1<sup>st</sup> 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.

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**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:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## HPZ Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Activity No. - \_\_\_\_\_ Site Address: 601 South Stone Ave, Tucson, AZ, 85701

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

Historic Status:  Contributing  Non-Contributing  Vacant

Applicant Name: Philipp Neher & Klara Valent  Owner  Architect/Designer  Other:

Owner (if different): Paolo de Lorenzo & Anne Ranek

**Brief Description of Proposed Work:** A proposed subdivision on a vacant site into five separate lots, each with one structure. Two units are to be mixed use with commercial use on the ground floor, and single family residential above. Another two units are to be single family residential only while the last unit will have a home office component integrated into a single family residence.

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                                                           | Major                                                              | Required Materials                                                                                             |
|-----------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Fee                                                                                                            |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Completed and signed HPZ Application form                                                                      |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Final UDC Compliance Review comments as issued by PDS staff                                                    |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Description and color photos of type, color and texture of proposed materials                                  |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Brief statement of proposal outlining scope of work subject to design guidelines in UDC 5.8.9                  |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Dated site plan, large size, drawn to scale and folded to city standard*                                       |
| <input type="checkbox"/> 3 sets<br><input type="checkbox"/> PDF | <input type="checkbox"/> 10 sets<br><input type="checkbox"/> PDF   | Dated site plan (same as above) at 11" x 17"                                                                   |
| <input type="checkbox"/> 3 sets<br><input type="checkbox"/> PDF | <input type="checkbox"/> 10 sets<br><input type="checkbox"/> PDF   | Dated elevation drawings at 11"x 17"                                                                           |
| <input type="checkbox"/> 1 copy<br><input type="checkbox"/> PDF | <input type="checkbox"/> 10 copies<br><input type="checkbox"/> PDF | Aerial photograph of property with development zone labeled                                                    |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Historic Property Inventory Form (if available)                                                                |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Photographs of the project site and surrounding area,                                                          |
| <input type="checkbox"/>                                        | <input type="checkbox"/>                                           | Photographs of building elevations (north, south, east, west), labeled <input type="checkbox"/> Not applicable |

### Artisan HPZ Review

- 50' Notice Procedure  
 Fee for Notice Procedure

# 1. THE STONES: STATEMENT OF PROPOSAL

## ADDRESSING APPLICABLE DESIGN GUIDELINES IN UDC SECTION 5.8.9 DESIGN STANDARDS

### 1.1 Introduction

The proposed development shall be new construction and will be located within the Greater Infill Incentive Sub-District that stretches south along Stone Avenue as it begins to angle towards the intersection of South 6th Avenue and Eighteenth Street (Five Points). Although the property is not within, or immediately adjacent to, a historical district, neighboring properties do contain contributing structures related to National Registry of Historic Districts. Therefore, as directed by GIIIS submission protocol, this document has been created to address issues of design compatibility with the surroundings.

In its current state, this property is vacant and has been for decades. It has long been in a state of neglect after its original service station buildings were demolished in 1960. In its emptiness, it detracts from the historic character of the surrounding area. Both the zoning (C-3) and its inclusion in the IID zone indicate that there is an intention to bring greater activity to this site and the area overall, provided that it brings back the livelihood and established character of the surrounding neighborhoods.

Existing jurisdictional designations and regulations are complex in that the site is sized similarly to a single family residential lot but can support development of much greater density. The surrounding neighborhood suggests that a collection of detached structures would best complement the existing development pattern, as would areas of landscaping and tree lined sidewalks. Our strategy has been to incorporate these characteristics into a closely grouped collection of individual buildings with an emphasis on sustainable strategies, mixed commercial and residential activities, and pedestrian environments.

We are pursuing the Greater Infill Incentive Subdistrict (GIIIS) zoning in order to achieve these qualities. We feel that positioning the proposed buildings at or near the street edge and placing commercial activity at ground level is a positive fit for the area, which contains a mix of uses including commercial, residential, cultural, and religious.

The subdivision of the site will create five separate lots, each with one structure. Units 1 and 3 are to be mixed use with commercial use on the ground floor, and single family residential above. Units 2, and 4 are to be single family residential only. Unit 5 will have a home office component integrated into a single family residence. (Refer to the IID Plan for unit designations)

### 1.2 Building Height Compatibility (Typical, Maximum)

The building height limits as prescribed in the IID Guidelines are contingent upon the neighboring structures and whether they are single family residences. In our case, there are contributing historic single family residences located immediately to our north and east. Under strict adherence to the IID regulations, this would limit our building heights to 25'-0" within 30'0" of our adjoining property lines. We are asking that this be relaxed for units 1 and 5 for two reasons. First, that the adjoining properties are zoned C-3, and are also in the IID, they could be more densely developed in the future. Other single family residences in our development zone have commercial uses and have changed over time. The future of South Stone Avenue appears to be one of increased density, and it seems fair to treat the potential of all properties based on their full potential. Second, our site is quite tight and significantly limits how building volumes can be arranged.

The proposed individual building heights are as follows:

Unit 1: 37'-6"

Unit 2: 25'-0"

Unit 3: 25'-0"

Unit 4: 25'-0"

Unit 5: 35'-6"

(Refer to the IID Plan and Elevations for additional information).

### **1.3 Setbacks**

Although there are no required setbacks for our development property, there is a required street perimeter yard requirement. We are requesting that this requirement be waived. We believe that positioning some of our buildings along the street edge with commercial activity at the ground level is appropriate for the surrounding area, and consistent with other development along South Stone Avenue (such as the Clifton). We also maintain that the proposed development will not adversely impact site visibility along the major route.

### **1.4 Proportion**

The proposed building massing has intentionally been broken up into singular residences in response to development patterns in the surrounding historical context.

### **1.5 Roof Types**

All five units are designed to have parapets surrounding modestly sloping membrane roofs. There are precedents in our Development Zone such as 537 South Stone and further north, 475 South Stone in its original configuration prior to the hip roof being added later.

### **1.6 Surface Texture**

All units are to be finished with a hand troweled, integral color stucco in white. Site walls are to be of the same finish. Gates are to be flat sheet steel on steel frame, painted white.

### **1.7 Site utilization**

All proposed uses are to be Commercial, Retail Trade (excluding alcohol service), and Residential (refer to IID Plan for information). Under IID regulations, floor area ratio is not limited. Single family residential units do not exceed 75% lot coverage.

### **1.8 Projections And Recessions**

Taken together, the design of the development is intended to provide relief by allowing view lines between units and facades are broken up by integrated porches and recessed window openings along the street. Patterning has been designed to fit with the surroundings, while also maximizing privacy.

### **1.9 Details**

The material composition of the development is described at the end of this document. Detailing is intended to be clean and simple in character.

### **1.10 Building Form**

Building form is meant to be modest, clean and simple, inspired by centuries of previous inhabitation in Tucson.

### **1.11 Rhythm**

The windows have been carefully placed with particular consideration given to privacy and views into the adjacent properties to the north and east.

### **1.12 Additional Reviews Standards**

All adjacent properties are similarly zoned C-3, and those along South Stone Avenue are included in the Infill Incentive District. Across the street and diagonally are lots that are not being used for residential purposes. To the north and east are single family residences currently being used as such.

**1.13 Signs**

Commercial signage has not yet been designed. It is anticipated that all future signage will be discreet, modest, and mounted on either the building facades or adjacent site walls.

**1.14 Motor Vehicle and Bicycle Parking**

The parking requirements per the UDC are as follows:

Residences: 5 single family units at 2.25 spaces per unit.

Total equals 12.5 residential spaces.

Commercial / Retail:

Unit 1 is 1000 gsf of ground floor space plus 200 gsf of outdoor eating space. Food Service Use is 1 space per 100 sf. Equals 12 spaces.

Unit 3 is 900 gsf of ground floor space plus 450 gsf of outdoor eating space. Food Service Use is 1 space per 100 sf. Equals 13.5 spaces.

Unit 5 has 200 sf of home office space. Commercial Use is 1 space per 300 sf. Equals 1 space.

Total equals 26.5 commercial spaces.

Overall Total equals 39 spaces.

Applying a 25% reduction per IID equals 29.25, rounded down to 29 required spaces.

Number of space provided:

On-Site: There are 8 spaces provided on-site (all residential).

On-Street: 21 spaces remain and can be accommodated on-street, 5 of them immediately in front of the development property.

There is 1 van accessible space and 1 accessible space required for the development to serve the commercial spaces. We are proposing that they be provided on-street along the west edge of the development property. There is precedent for this along South Stone Avenue.

There will be 4 short term bicycle parking spaces provided. Long term spaces are to be provided within the individual buildings.

Each subdivided lot will have its own on-site parking. With the exception of Unit 1, on-site parking is behind gates to shielded from view. There is precedent within the development zone for properties that have only one on-site space.

There are no off-street loading requirements for the proposed development.

(Refer to IPP Plan for additional information)

**1.15 Landscaping**

The proposed development property is currently a vacant lot containing no significant native plant growth. We are requesting that the landscape buffer requirement along the two street edges be waived. Shade for pedestrians will be provided by planting new trees in the public right-of-way.

**1.16 Enclosures (fences, walls)**

Site walls are to be constructed to match building exterior finishes, which will be hand troweled, integral color stucco in white. Gates shall be flat sheet steel on steel frames, painted white. Refer to IID Elevations for additional information.

**1.17 Utilities**

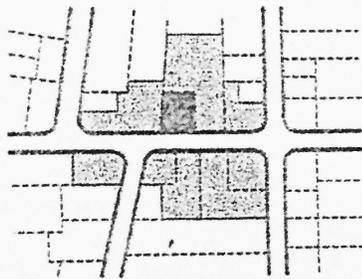
The water and electrical meters are to be located on the property as per the Development Plan. The electrical meter is set back from the street and out of view. All utilities are to be sub-grade. Refer to the Development Plan for utility routing information.

2. HISTORIC MAP & LOT DEFINITION

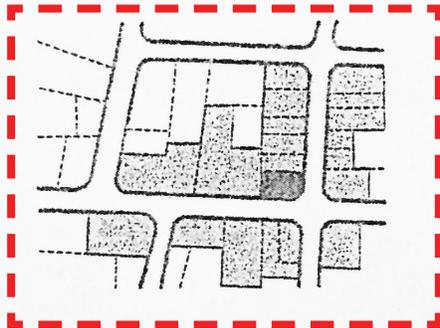


Development Zone

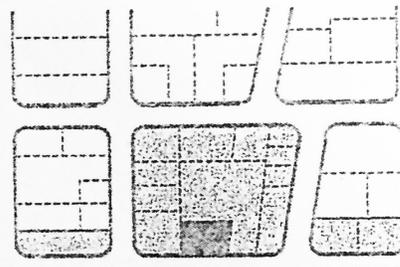
Subject Lot



Interior Lot



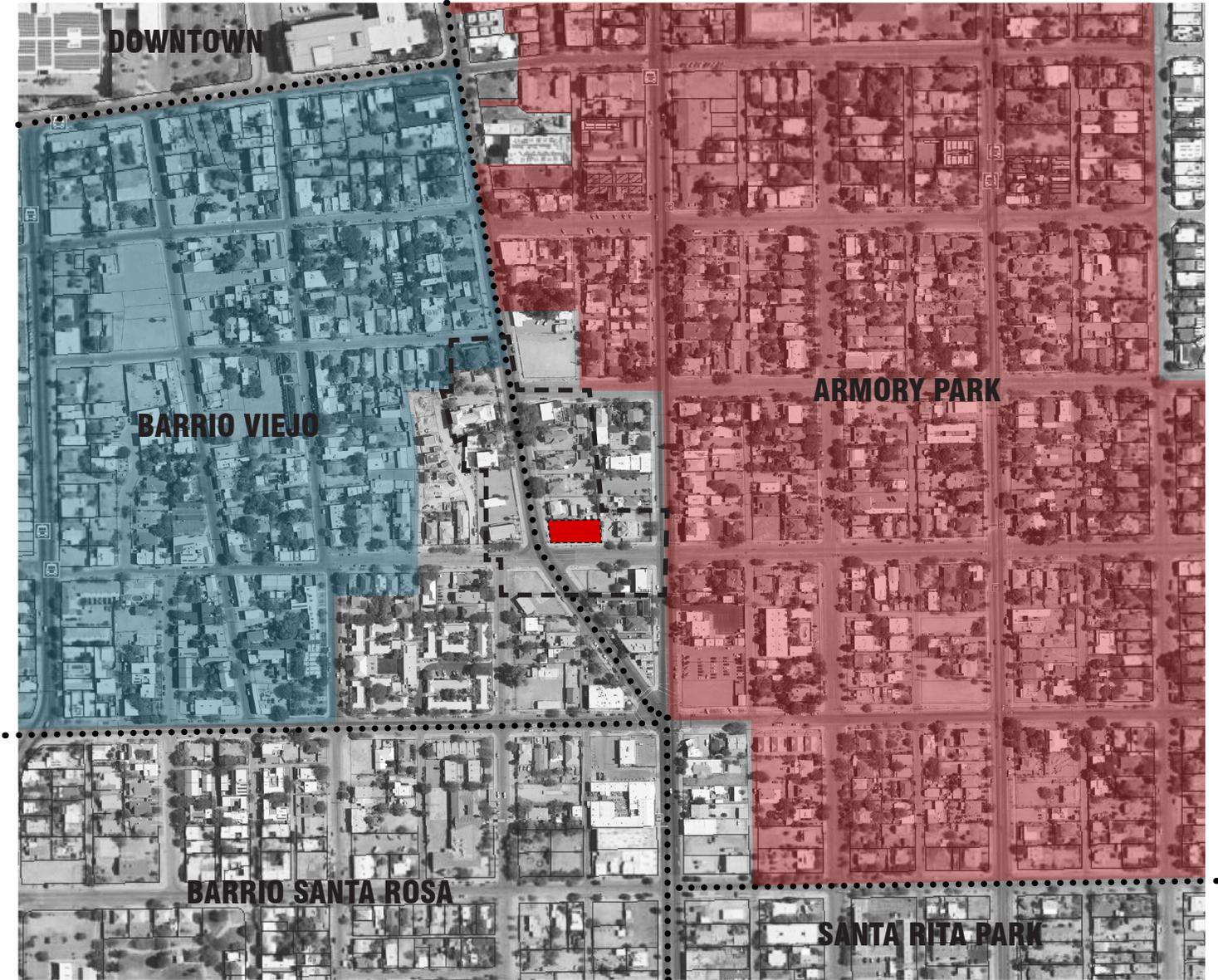
Corner Lot



Historic District

Boundary Lot

### 3. HISTORIC PRESERVATION AND DEVELOPMENT ZONE



LEGEND

- SITE [601 S STONE AVE]
- DEVELOPMENT ZONE BOUNDARY
- NEIGHBORHOOD OUTLINE
- ARMORY PARK HISTORIC DISTRICT
- BARRIO VIEJO

4. DEVELOPMENT ZONE

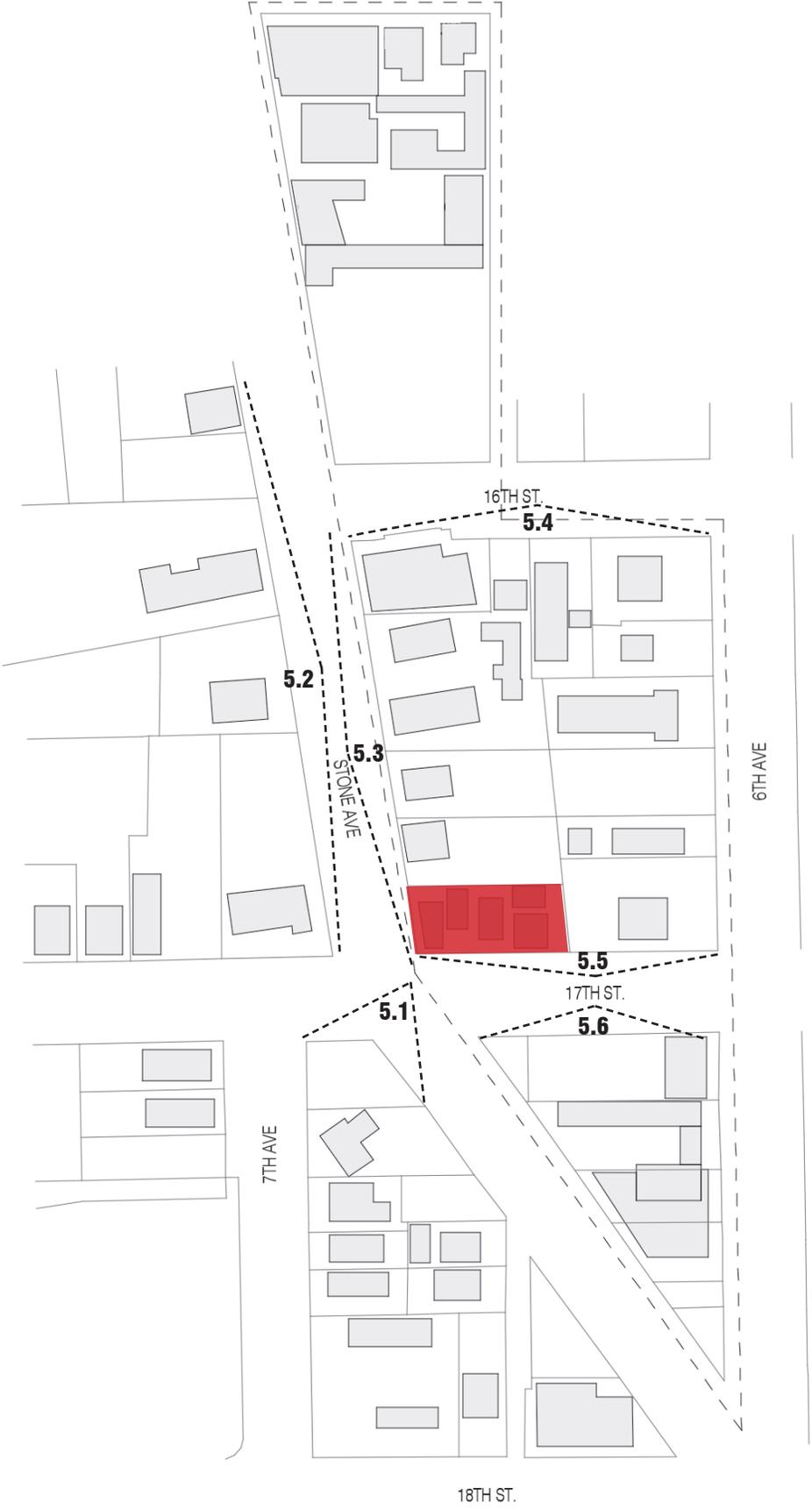


LEGEND

- DEVELOPMENT ZONE BOUNDARY
- .....** NEIGHBORHOOD OUTLINE
- SUBJECT LOT
- CH** CONTRIBUTING HISTORIC PROPERTY\*
- CN** CONTRIBUTING NEW PROPERTY\*

\* Source: Tucson Unified Development Code, Section 9: Special Development Districts

5. SITE PHOTOGRAPHIC STUDY



LEGEND

 SUBJECT LOT

5. SITE PHOTOGRAPHIC STUDY



5.1. CORNER VIEW: STONE AVENUE LOOKING SOUTH WEST



5.2. STREET VIEW: STONE AVENUE LOOKING EAST



5.3. STREET VIEW: STONE AVENUE LOOKING EAST



**5.4. STREET VIEW:** 16TH STREET LOOKING SOUTH



**5.5. STREET VIEW:** 17TH STREET LOOKING NORTH



**5.6. STREET VIEW:** 17TH STREET LOOKING SOUTH

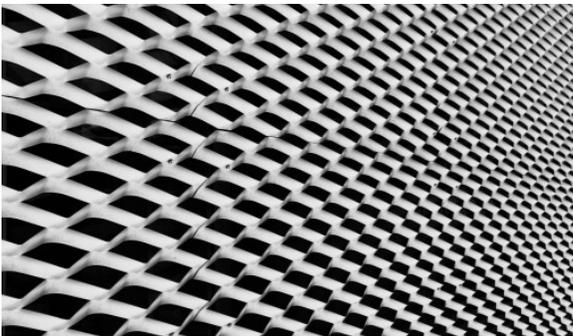
## 6. MATERIAL USE TO NEW BUILDINGS



**6.1** HAND THROWELED WHITE INTERGAL COLORED STUCCO



**6.5** BLACK ANODIZED ALUMINUM WINDOWS AND DOORS



**6.2** WHITE EXPANDED METAL MESH SCREEN



**6.6** SOLID WHITE SHEET METAL GATES



**6.3** EXPOSED CIP CONCRETE TO INTERNAL FLOORS



**6.7** CLEAR SEALED DOUGLAS FIR FLOORS



**6.4** TERRA COTTA TILE PATIOS