

CATALINA PARK RESIDENCE

HISTORIC PRESERVATION ZONE REVIEW
WEST UNIVERSITY HISTORIC DISTRICT

ADDRESS: 912 N 4TH AVE, TUCSON, ARIZONA 85705
PARCEL#: 117022750

OWNERS:

CHRISTOPHER DOMIN : 520-891-8859

DIANA CHEN : 510-891-7115

727 N. 7TH AVE

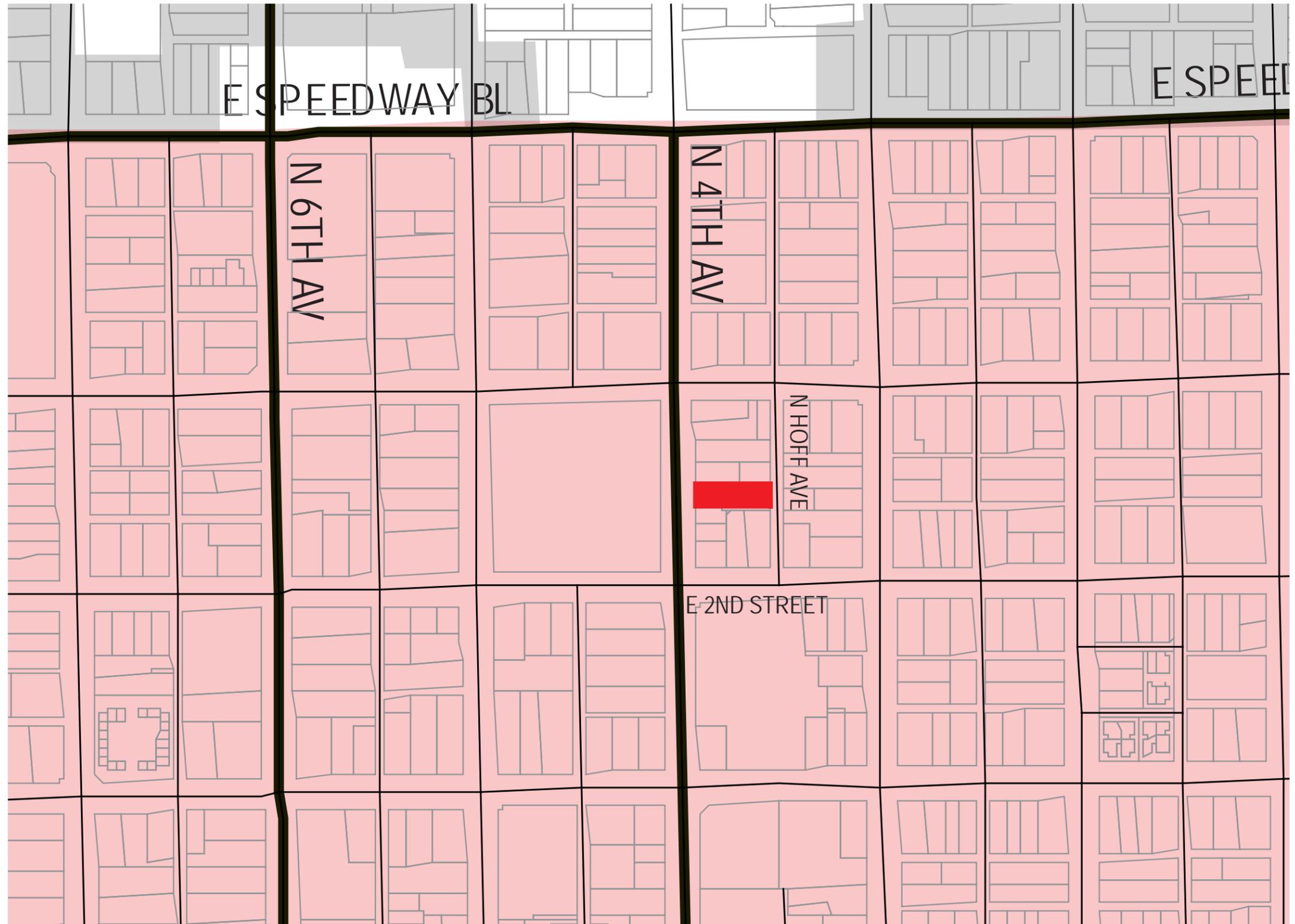
TUCSON, AZ 85705

CONTACT: CDOMIN@EMAIL.ARIZONA.EDU

TABLE OF CONTENTS

PROJECT LOCATION	3
DEVELOPMENT ZONE	6
PARCEL: HISTORIC DOCUMENTATION	8
DEVELOPMENT ZONE: AERIAL PHOTOS	13
PARCEL: EXISTING CONDITIONS	19
TRANSIT MAP	22
DEVELOPMENT ZONE: SETBACKS	24
SITE PLAN	26
BUILDING ELEVATIONS	28
AREA ANALYSES	31
PERSPECTIVE VIEWS	34
ANALYSIS OF DEVELOPMENT	38
APPENDIX I: AERIAL PHOTOS	57
APPENDIX II: ARIZONA STATE HISTORIC PROPERTY INVENTORY	63
APPENDIX III: 912 N 4TH AVE HPZ NONCONTRIBUTING STATUS	68

PROJECT LOCATION



-  Project Site
-  West University Historic Zone
-  Historic Zone
-  Major Road
-  Minor Road
-  Parcels

PROJECT DEVELOPMENT ZONE



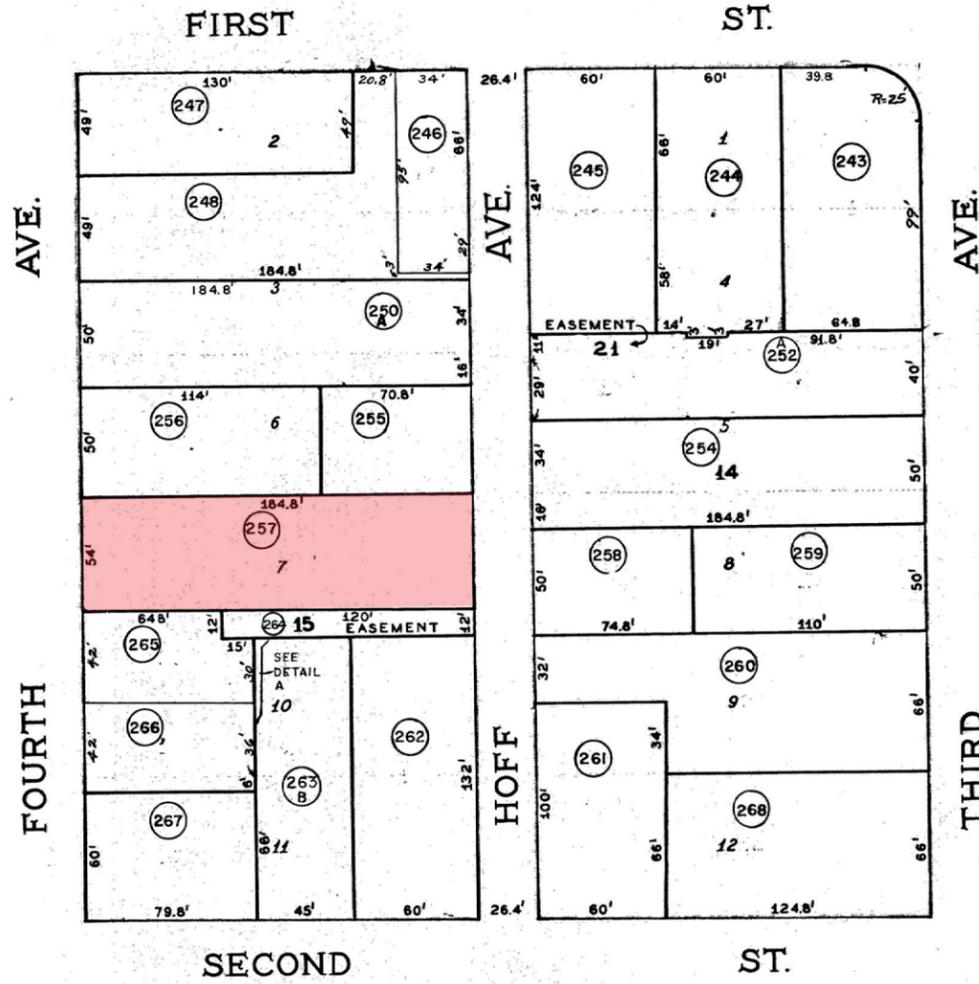
Development Zone:
determined with Allison Diehl
from the City of Tucson
Historic Preservation Office
during 03.22.2018 meeting

PARCEL: HISTORIC DOCUMENTATION

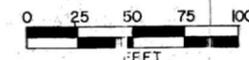
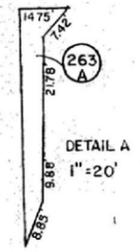
ASSESSOR'S RECORD MAP

BLOCK 20, CITY OF TUCSON

117-02
16/22



C.O.T.
PROJECT

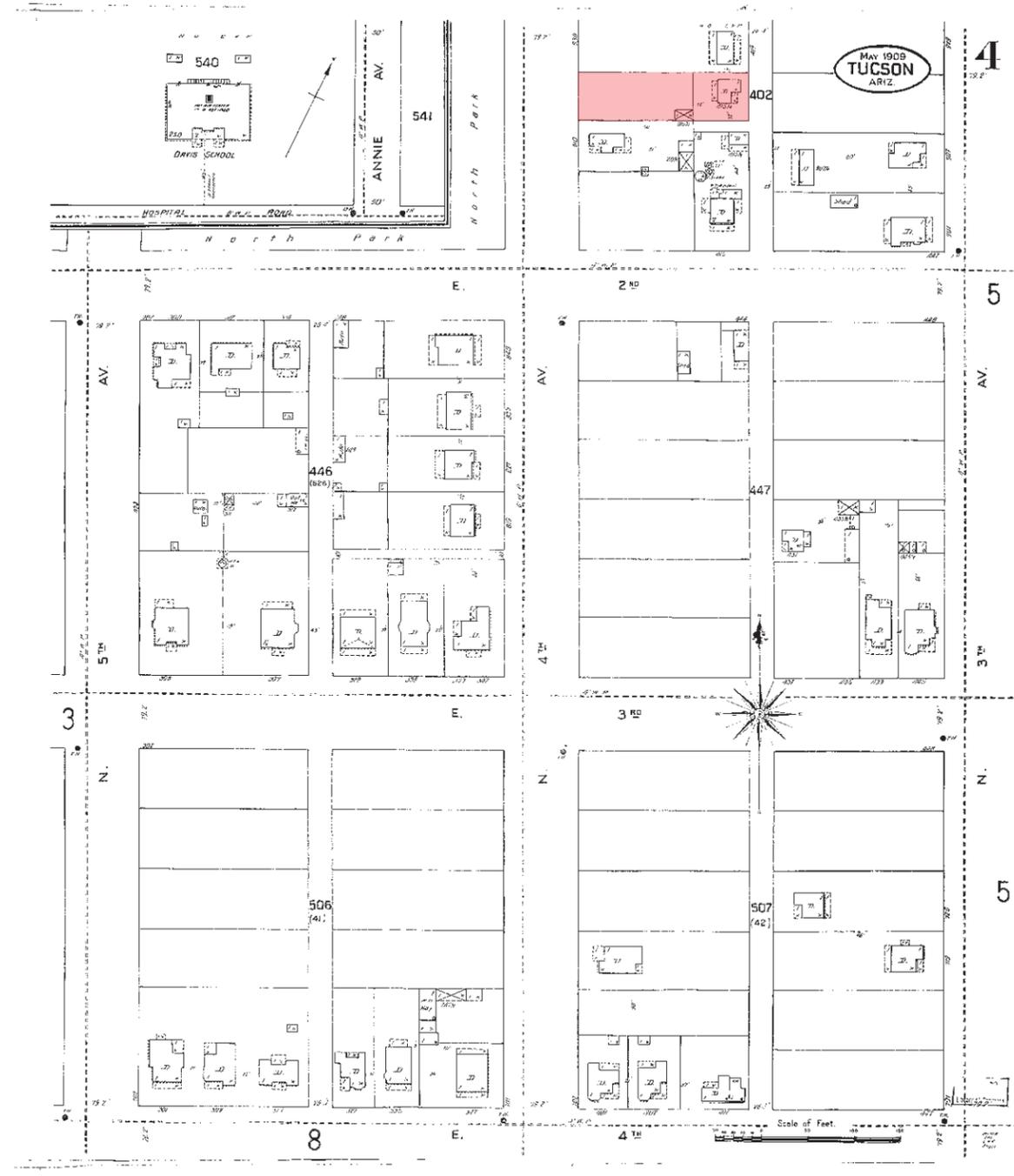


SEE BOOK 2, PAGE 4, M & P.

S12, T14S, R13E
2005-1

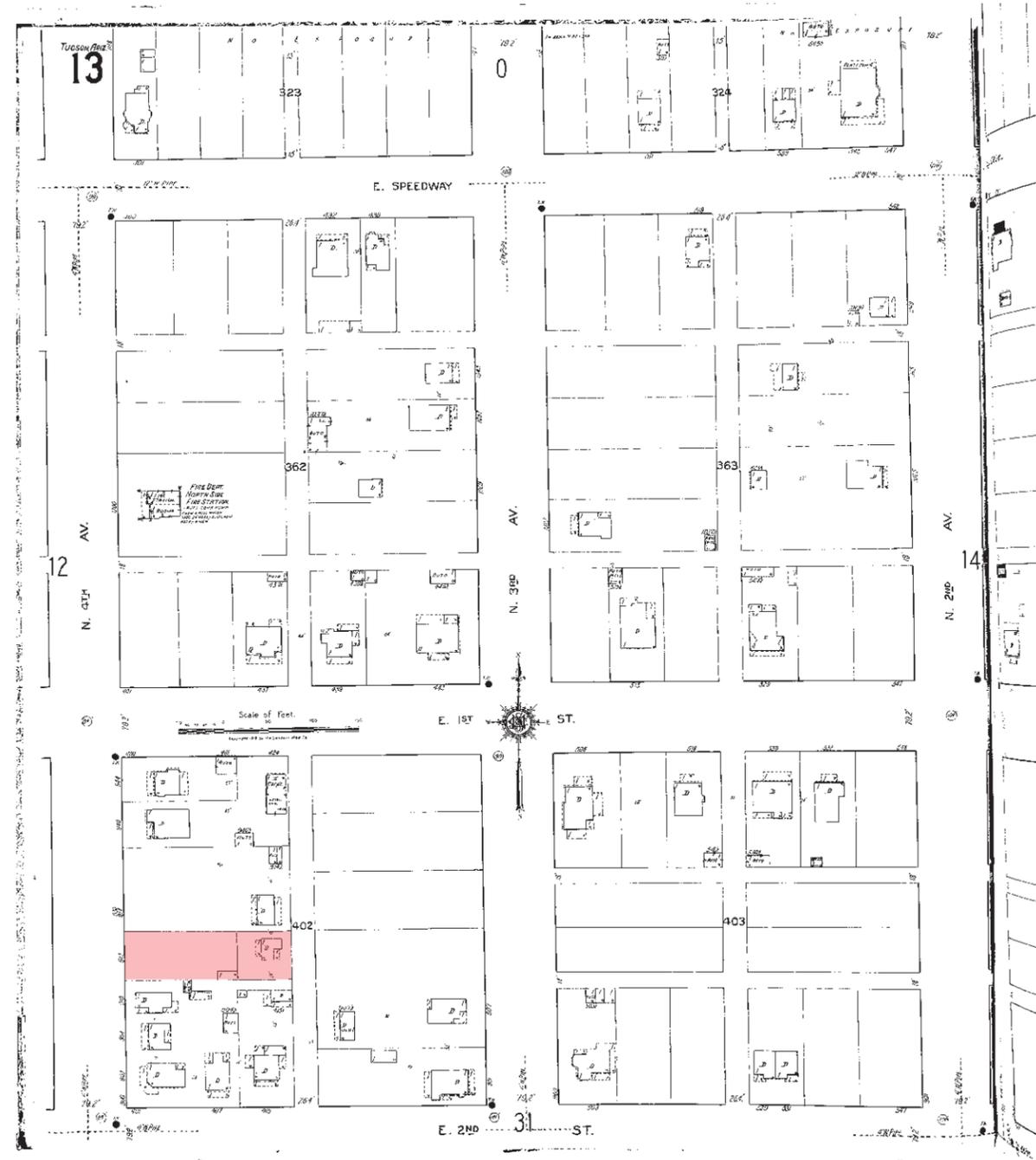
0200A-020
SCANNED
651(5)

Courthouse Retrieval System, Inc.
Information Derived From Public Records
K & S O. N. Y.
#4392



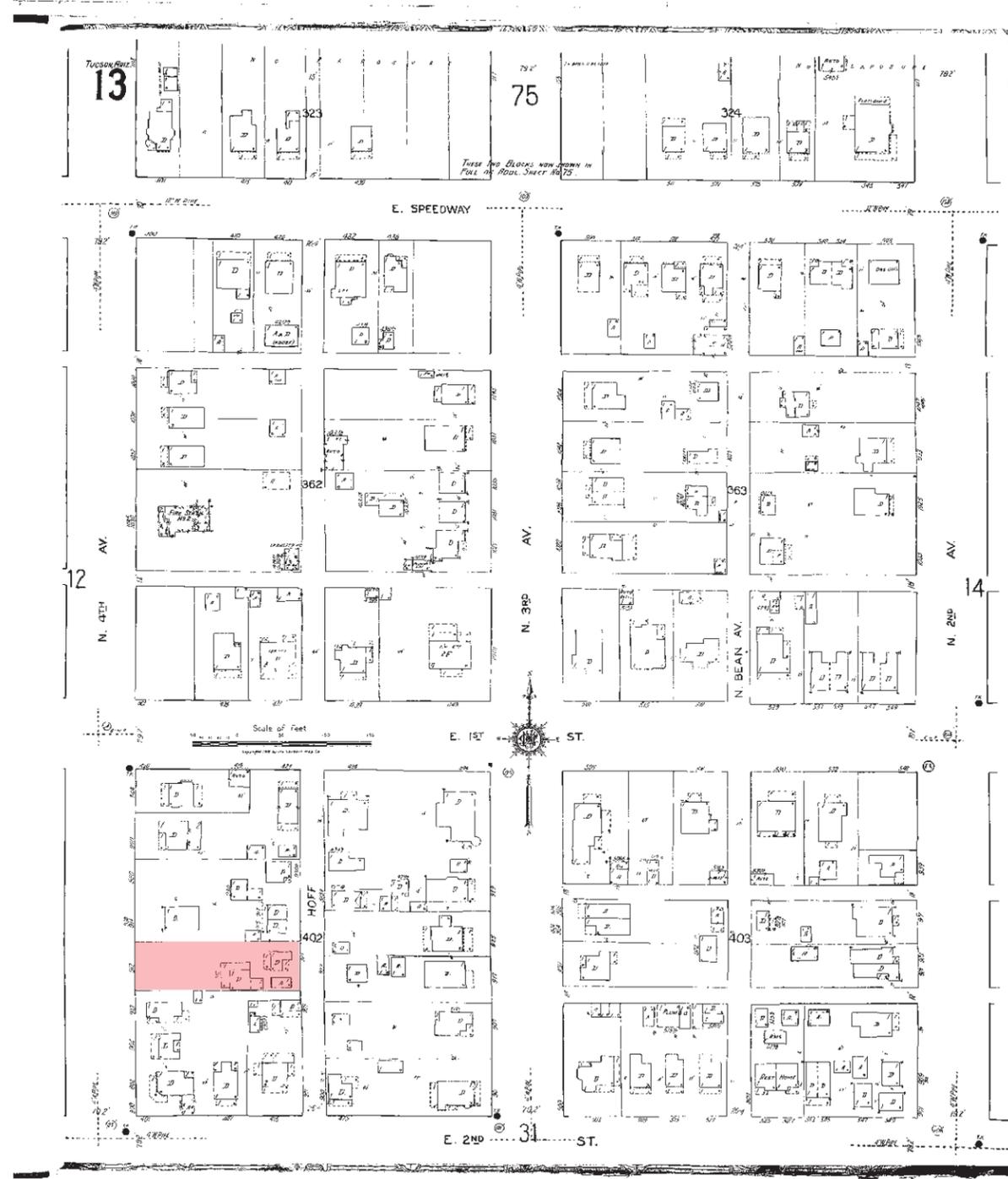
SANBORN MAP: 912 N 4TH AVE / 913 N HOFF AVE

Map Date: 1909



SANBORN MAP: 912 N 4TH AVE / 913 N HOFF AVE

Map Date: 1919



SANBORN MAP: 912 N 4TH AVE / 913 N HOFF AVE

Map Date: 1947

PROJECT DEVELOPMENT ZONE: AERIAL PHOTOS





DEVELOPMENT ZONE - AERIAL VIEW LOOKING NORTH

Image Date: May 2018



DEVELOPMENT ZONE - AERIAL VIEW LOOKING EAST

Image Date: May 2018



© All Pictometry

DEVELOPMENT ZONE - AERIAL VIEW LOOKING SOUTH

Image Date: May 2018



DEVELOPMENT ZONE - AERIAL VIEW LOOKING WEST

Image Date: May 2018

PARCEL: EXISTING CONDITIONS



912 NORTH 4TH AVE - PARCEL WEST ELEVATION



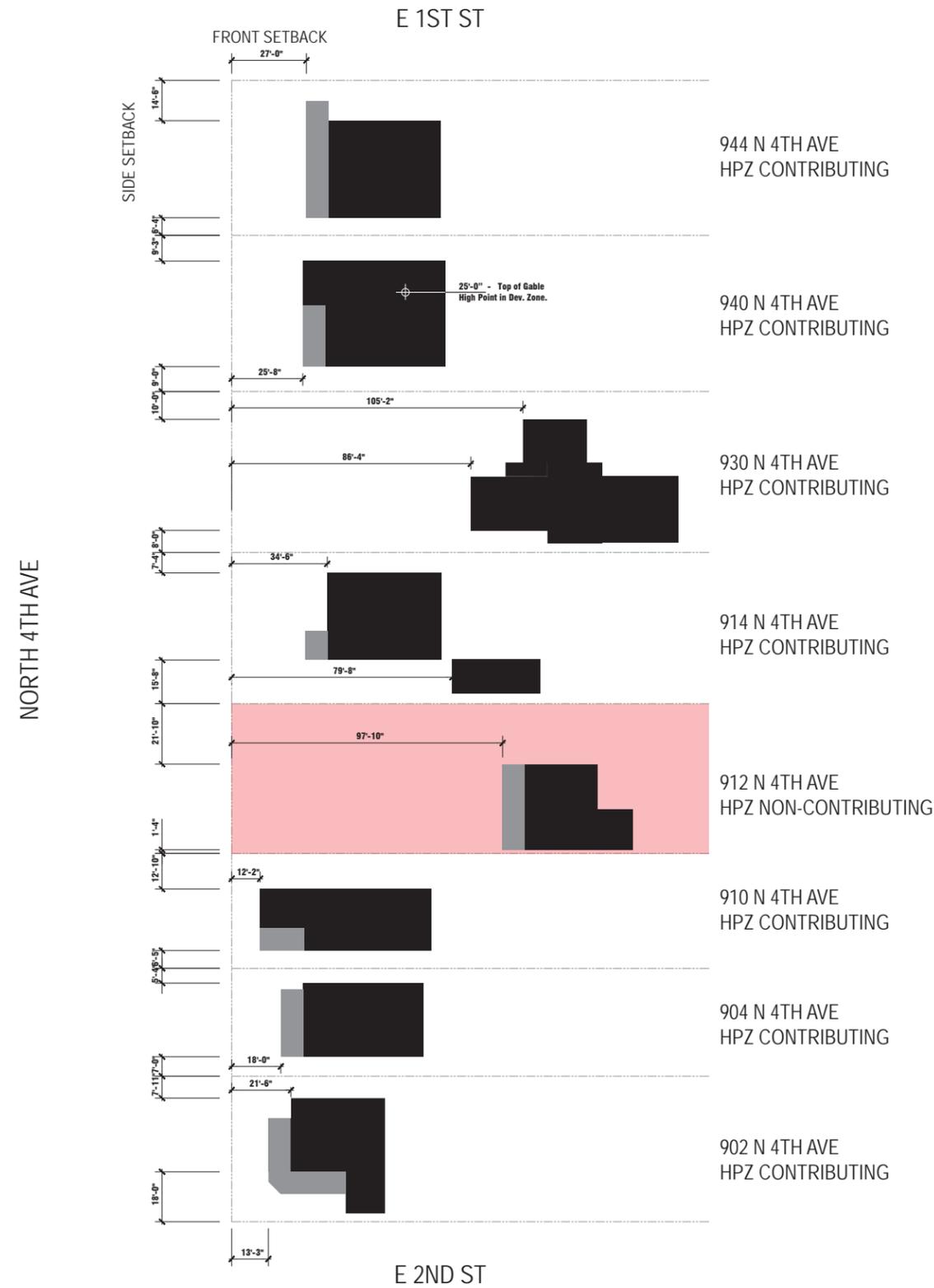
922 N HOFF AVE - PARCEL EAST ELEVATION

Image Date: April 2019

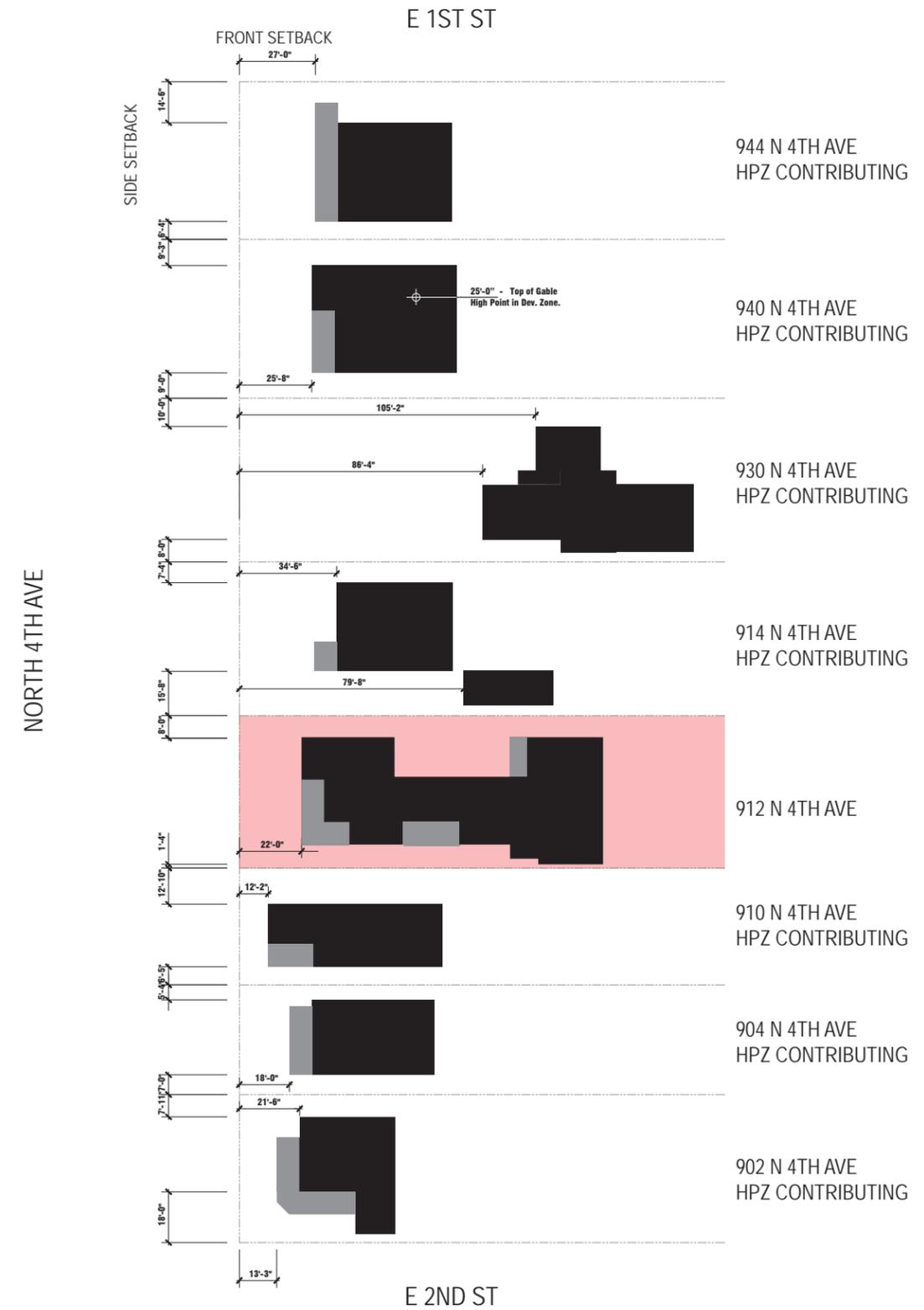
TRANSIT MAP



DEVELOPMENT ZONE: SETBACKS



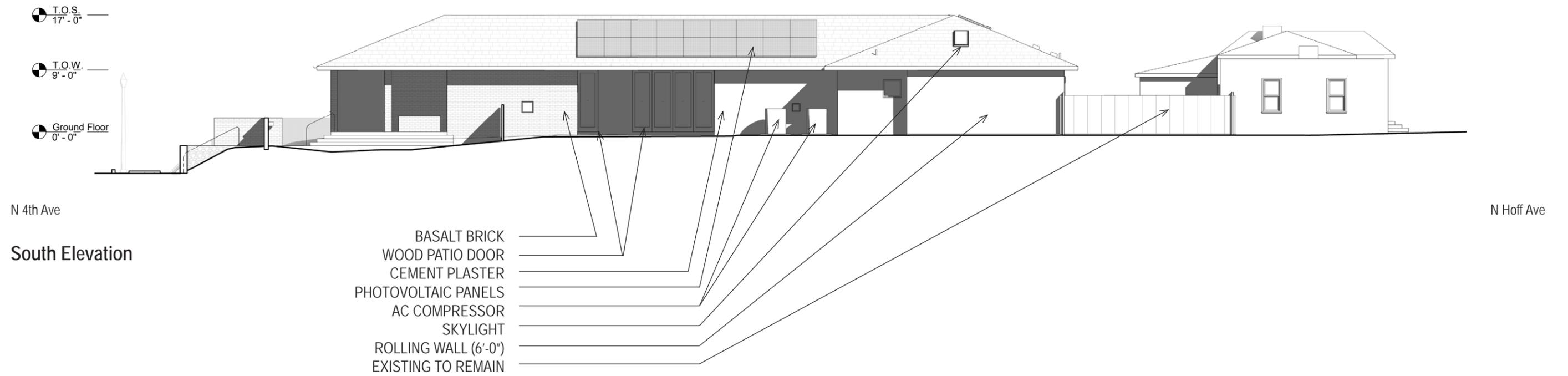
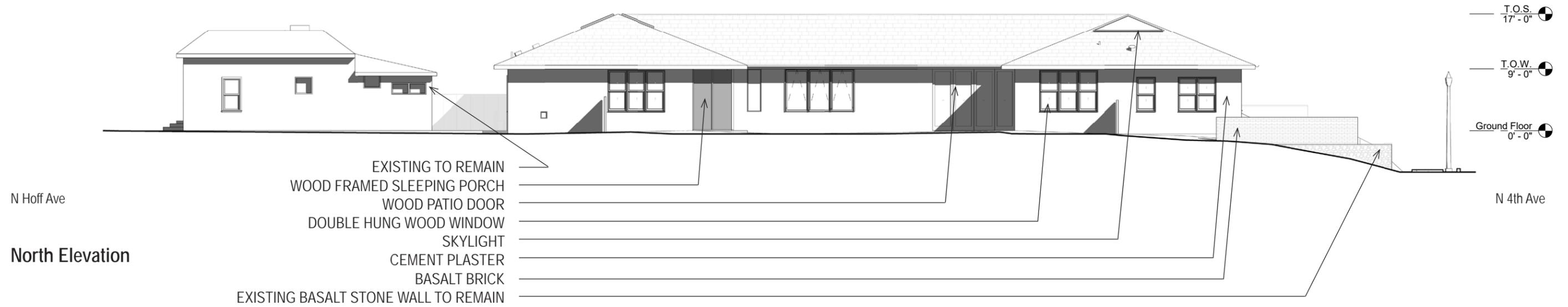
DEVELOPMENT ZONE: EXISTING SETBACKS



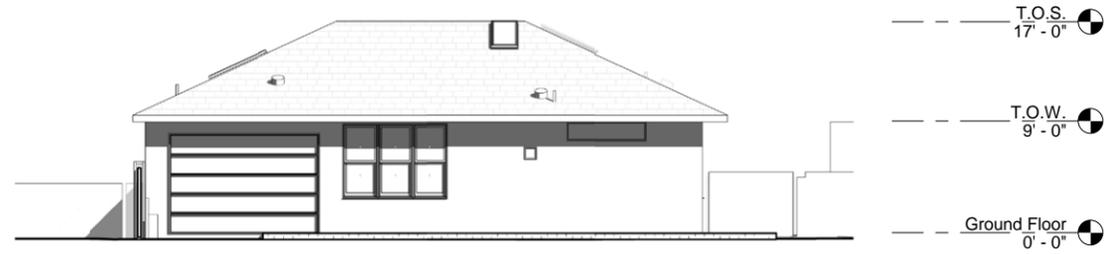
DEVELOPMENT ZONE: NEW SETBACKS

SITE PLAN

BUILDING ELEVATIONS



BUILDING ELEVATIONS



East Elevation

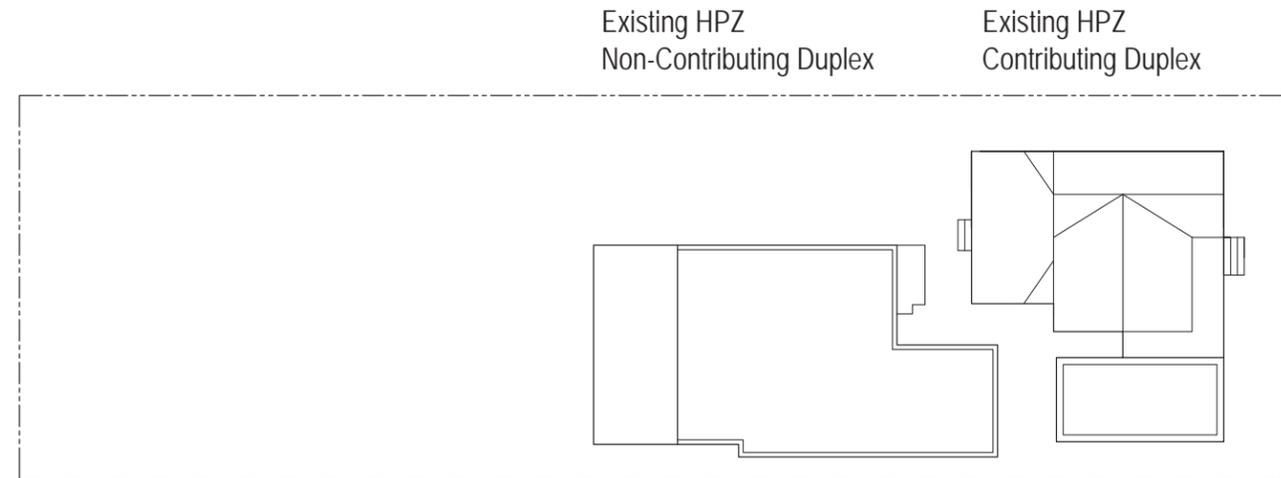


West Elevation

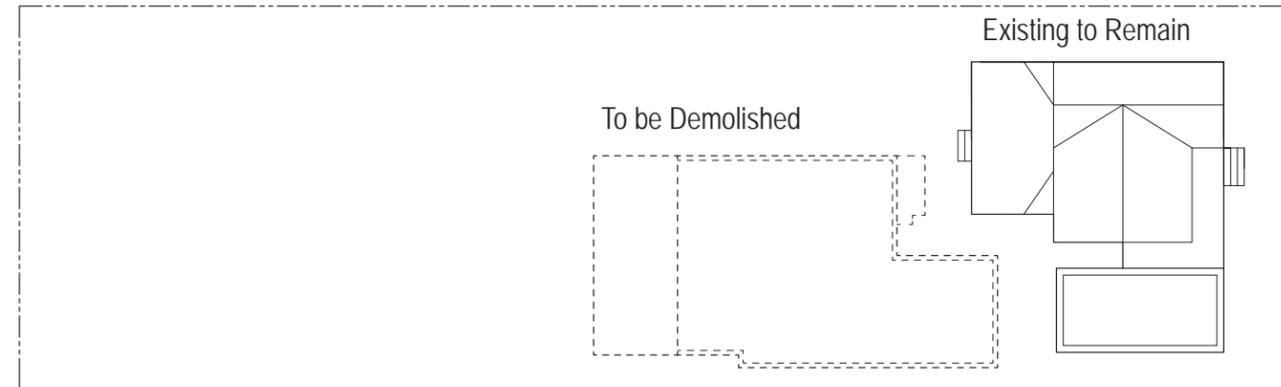
BUILDING ELEVATIONS

AREA ANALYSES

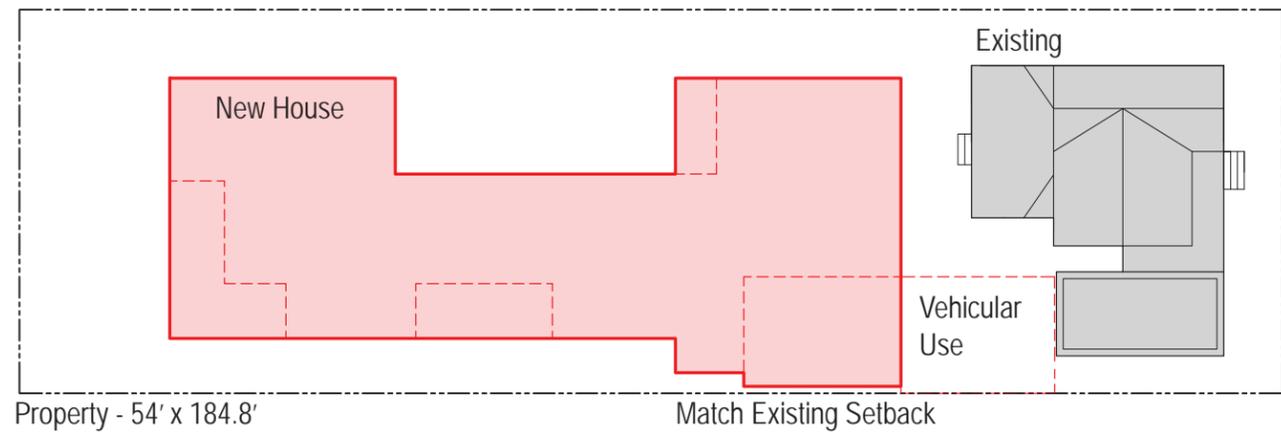
EXISTING
CONDITIONS



DEMOLITION
PLAN



AREA PLAN



AREA CALCULATION

NEW HOUSE CONDITIONED: 2835 SF

LOT AREA: 54' x 184.8' = 9979.2 SF RECORDED
 % OF LOT COVERAGE = 5449 SF / 9979.2 SF = 54.6%

AREA OF DISTURBANCE: 54' x 135' = 7290 SF

LOT COVERAGE

TRANSPARENCY CALCULATION

52'9" x 4' = 211SF WALL AREA TOTAL (RED OUTLINE)
7' x 4' = 28SF TRANSPARENT GATE AREA (RED)
27'9" x 3' = 83.25SF TRANSPARENT WROUGHT IRON AREA (RED)

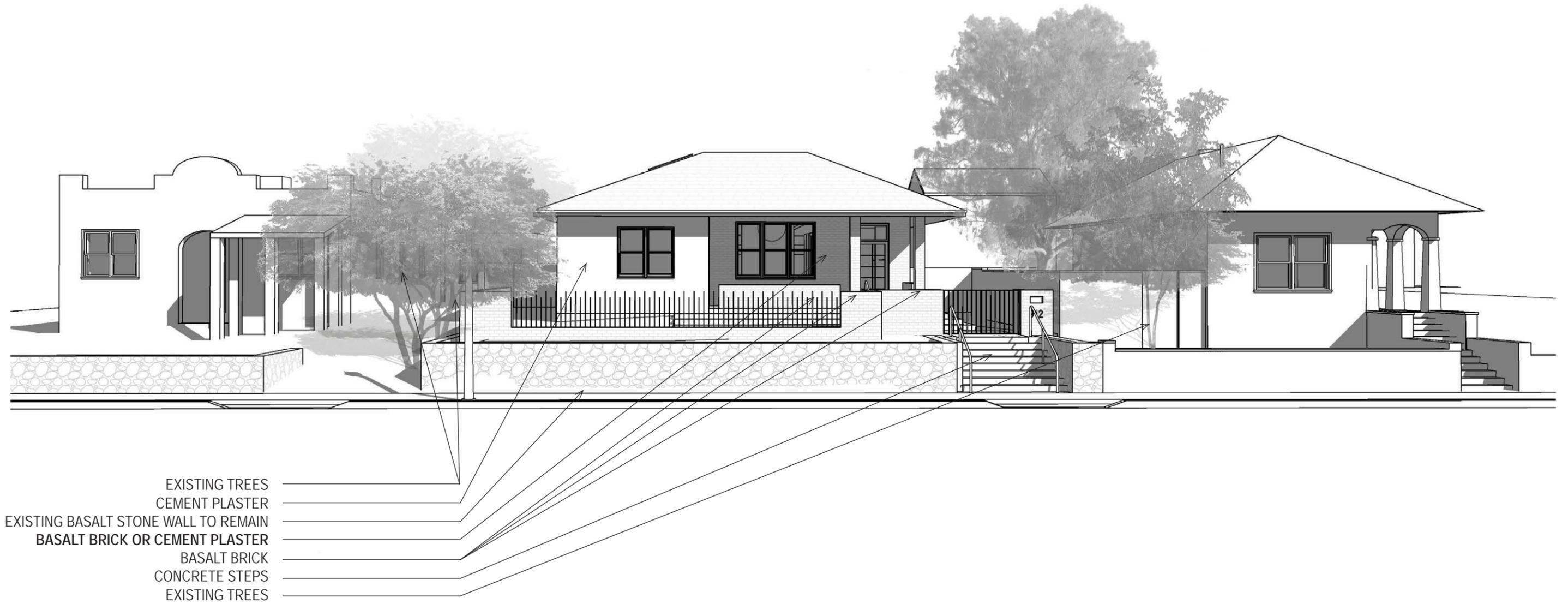
111.25SF TRANSPARENT / 211SF TOTAL = 53% TRANSPARENT



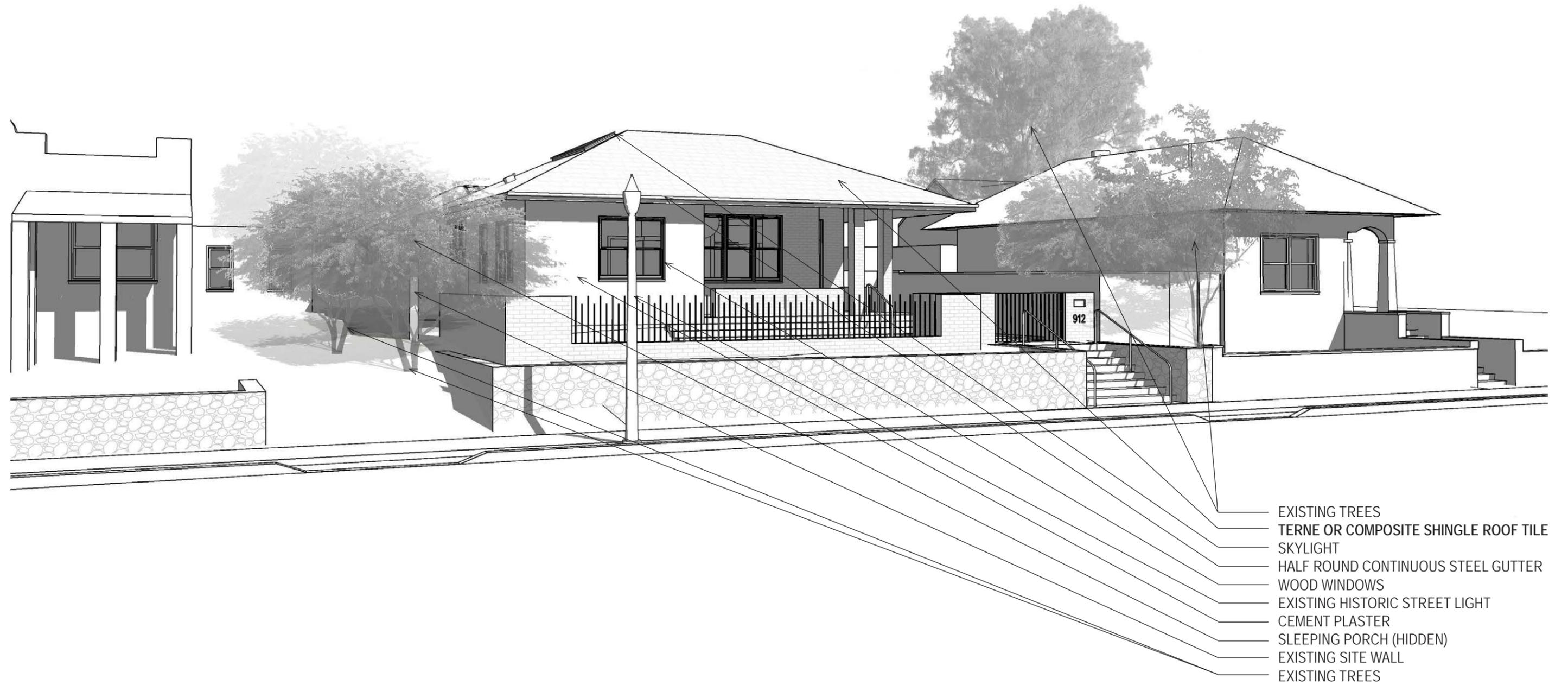
WEST ELEVATION

WEST ELEVATION TRANSPARENCY

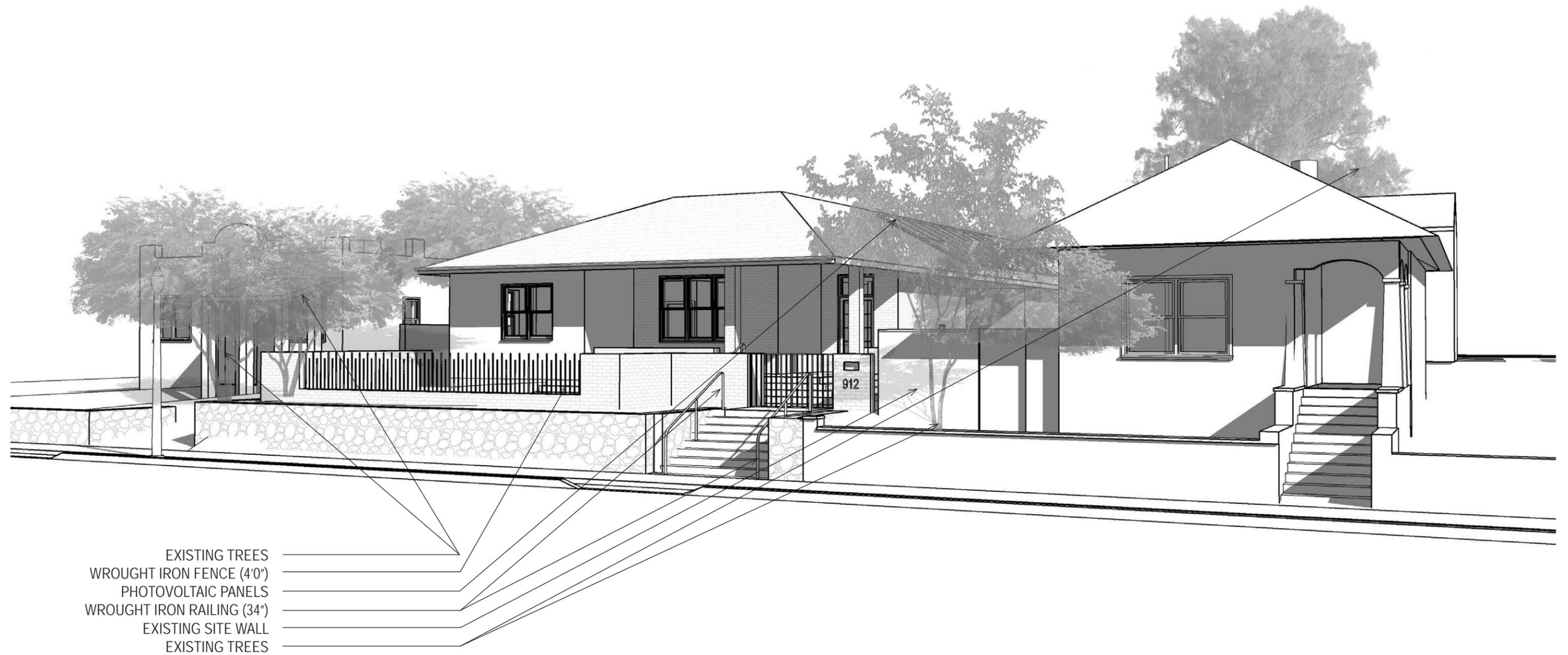
PERSPECTIVE VIEWS



PERSPECTIVE: N 4TH AVE



PERSPECTIVE: N 4TH AVE



PERSPECTIVE: N 4TH AVE

ANALYSIS OF DEVELOPMENT

ANALYSIS OF DEVELOPMENT: MASSING + ROOF



ROOF: Hip with Composite Shingle
WALL: Brick, Cement Plaster
COLOR: White
COLUMN: 13" x 22" Brick
WINDOW: Wood Double Hung, Wood Casement, Steel

MASSING DIAGRAM:



PRECEDENT 1: 243 E. UNIVERSITY BLVD

Image Date: July 2020



ROOF: Hip with Composite Shingle
WALL: Brick, Cement Plaster
COLOR: Beige
COLUMN: 13" x 18" Stucco
WINDOW: Wood Double Hung, Wood Casement, Steel

MASSING DIAGRAM:





ROOF: Hip with Composite Shingle
WALL: Brick, Cement Plaster
COLOR: Green
COLUMN: 14" x 14" Stucco Taper
WINDOW: Wood Double Hung, Wood Casement, Steel

MASSING DIAGRAM:



PRECEDENT 3: 910 N 4TH AVE

Image Date: July 2020



ROOF: Hip with Composite Shingle
WALL: Brick, Cement Plaster
COLOR: Beige
COLUMN: 14" x 18" Stucco
WINDOW: Wood Double Hung, Wood Casement, Steel

MASSING DIAGRAM:





ROOF: Hip with Composite Shingle
WALL: Brick, Cement Plaster
COLOR: Beige
COLUMN: 14" x 19" Stucco
WINDOW: Wood Double Hung, Wood Casement, Steel

MASSING DIAGRAM:





ROOF: Hip with Composite Shingle
WALL: Brick, Cement Plaster
COLOR: Tan
COLUMN: 8" x 8" Wood
WINDOW: Wood Double Hung, Wood Casement, Steel

MASSING DIAGRAM:



PRECEDENT 6: 730 E UNIVERSITY BLVD

Image Date: July 2020

TERNE SHINGLE ROOF REFERENCE

Product Data Sheet

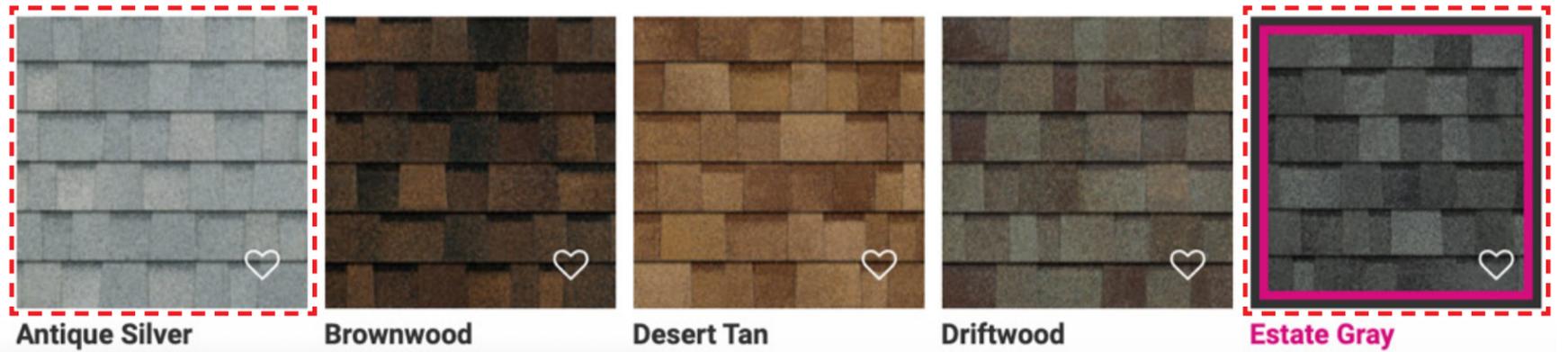
Interlocking Flat Lock Tile

Panel Specification

- Part ID: FLP
- Concealed fastened Panel System
- Install from the bottom upwards
- Applies over solid substructure
- Panels can be installed horizontal, vertical or diagonal and are interchangeable for accent effect
- Panels are available in various sizes and shapes, please review the photographs
- Convex and concave tiles
- Diamond-, Square-, and Rectangular Tiles
- Available in different geometrical forms, e.g. trapezoidal or honeycomb design
- Panel Width: varies
- Panel Length: varies



COMPOSITE SHINGLE ROOF REFERENCE



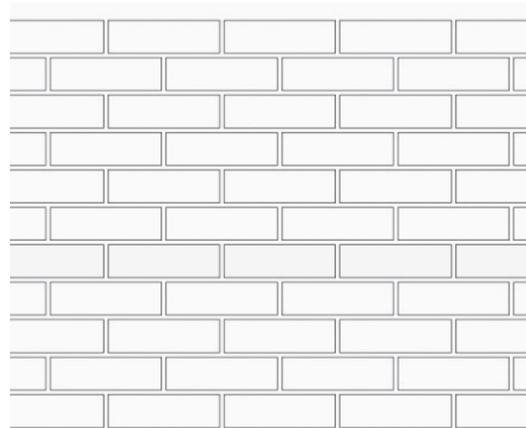
ANALYSIS OF DEVELOPMENT: COMPOSITE SHINGLE + TERNE SHINGLE

ANALYSIS OF DEVELOPMENT: EXTERIOR FINISH

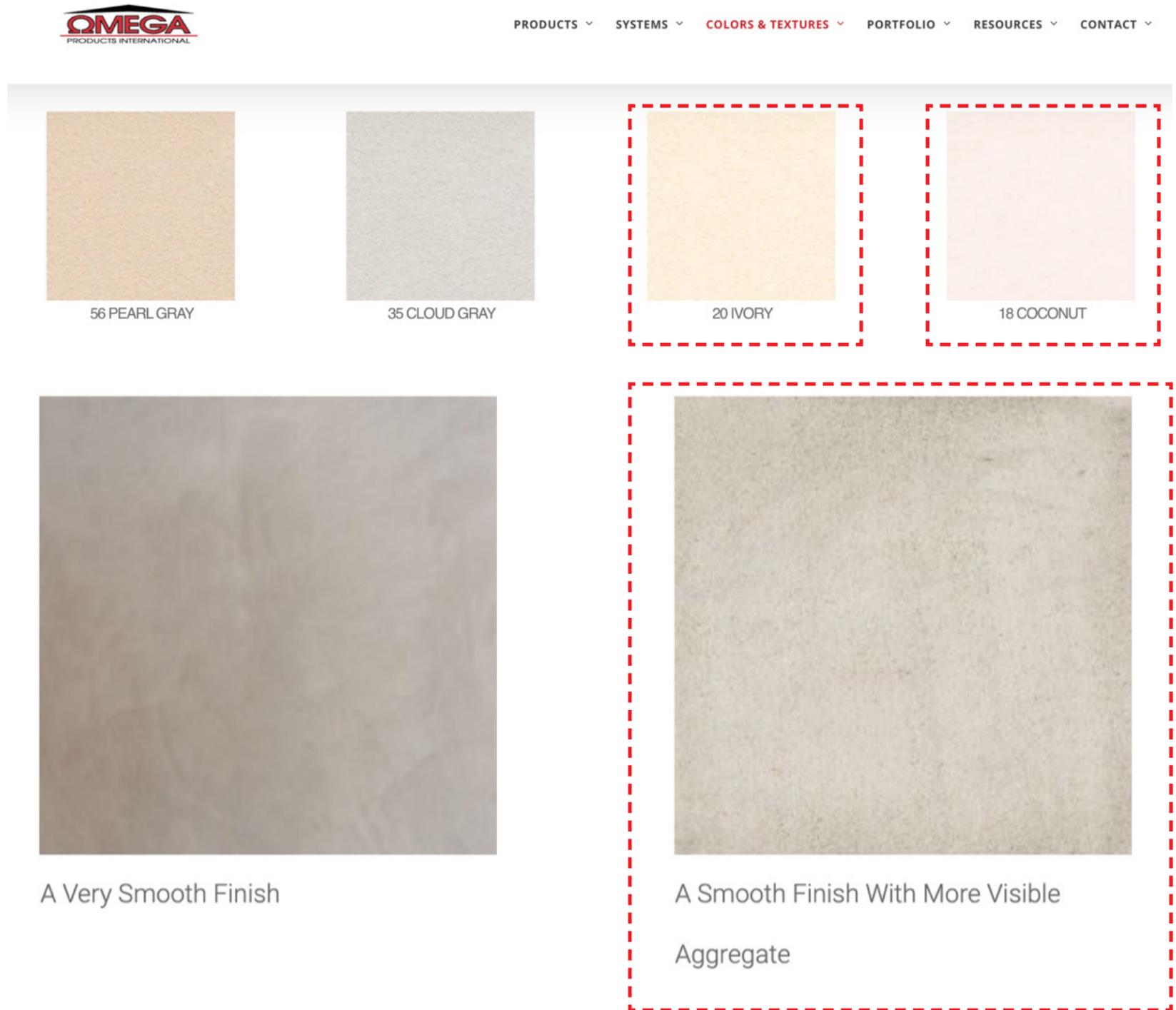
BRICK (RUNNING BOND COURSING)



BASALT
 Production Plant: Lakewood
 Color Classification: Deep brown
 Size Availability: Modular, other sizes special order
 Texture Availability: Smooth with sheen

STUCCO



OMEGA
PRODUCTS INTERNATIONAL

PRODUCTS ▾ SYSTEMS ▾ **COLORS & TEXTURES ▾** PORTFOLIO ▾ RESOURCES ▾ CONTACT ▾

56 PEARL GRAY 35 CLOUD GRAY

20 IVORY 18 COCONUT

A Very Smooth Finish

A Smooth Finish With More Visible Aggregate

ANALYSIS OF DEVELOPMENT: EXTERIOR FINISH



902 N 4TH AVE



904 N 4TH AVE



910 N 4TH AVE



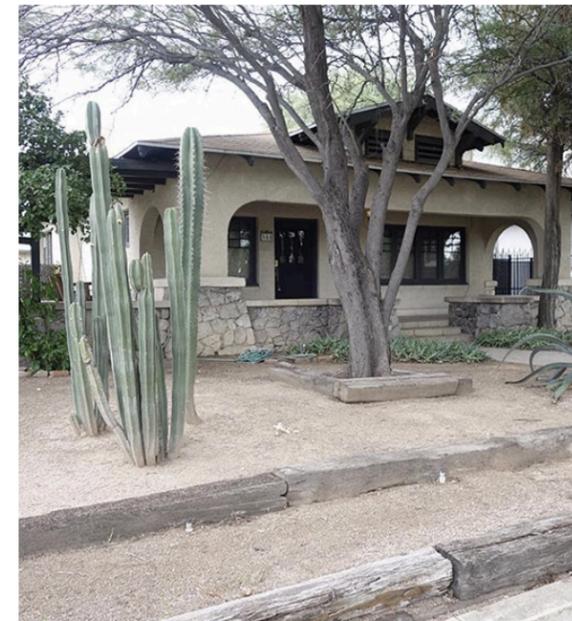
914 N 4TH AVE



930 N 4TH AVE



940 N 4TH AVE



944 N 4TH AVE

ANALYSIS OF DEVELOPMENT: DEVELOPMENT ZONE STUCCO PRECEDENT

Image Date: August 2020

ANALYSIS OF DEVELOPMENT: WINDOWS AND DOORS

Product Features

Styles

Double Hung, Single Hung, Radius Top and Cottage options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes.



Double/Single Hung

LEGEND: ● Standard ○ Optional

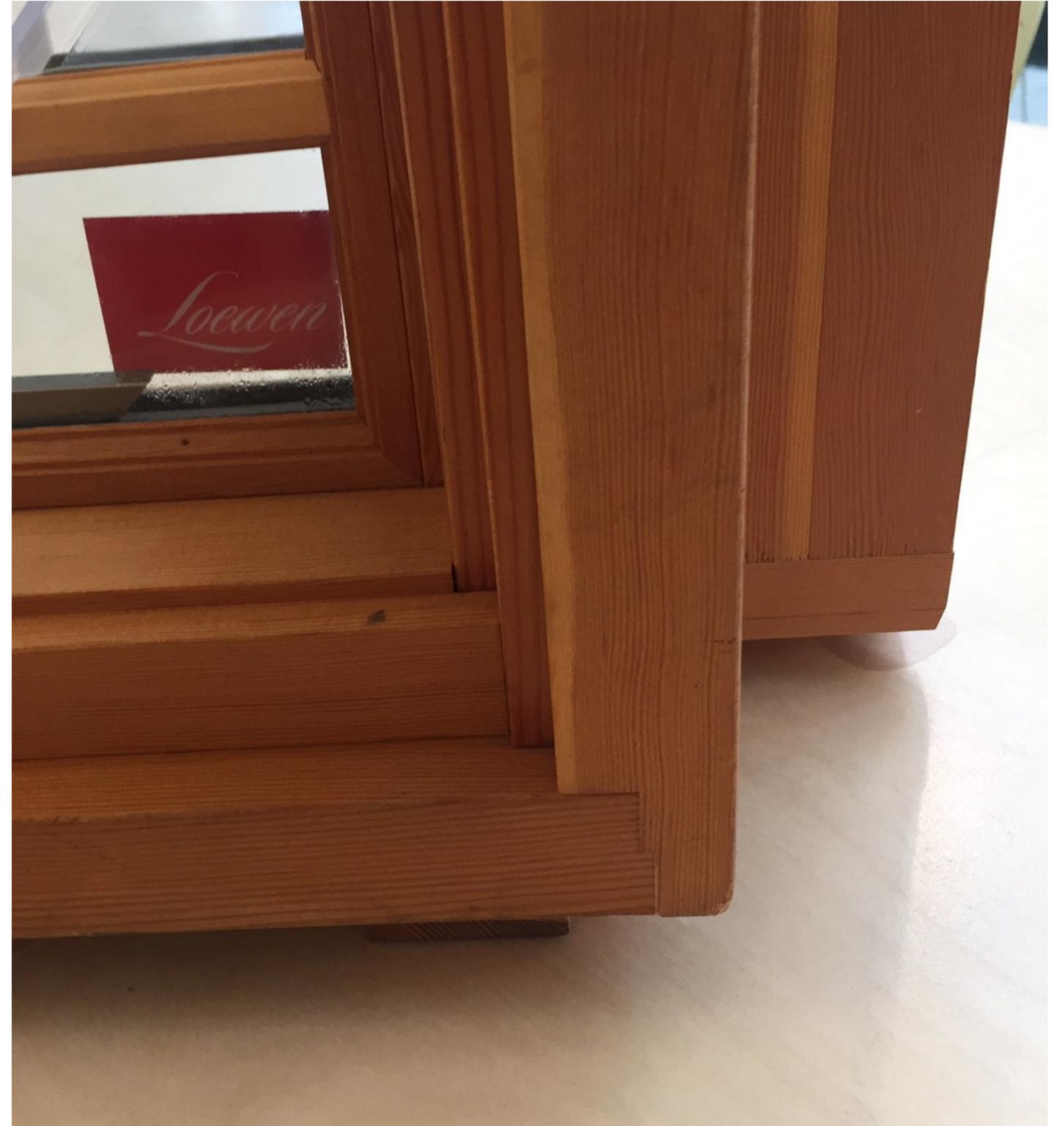
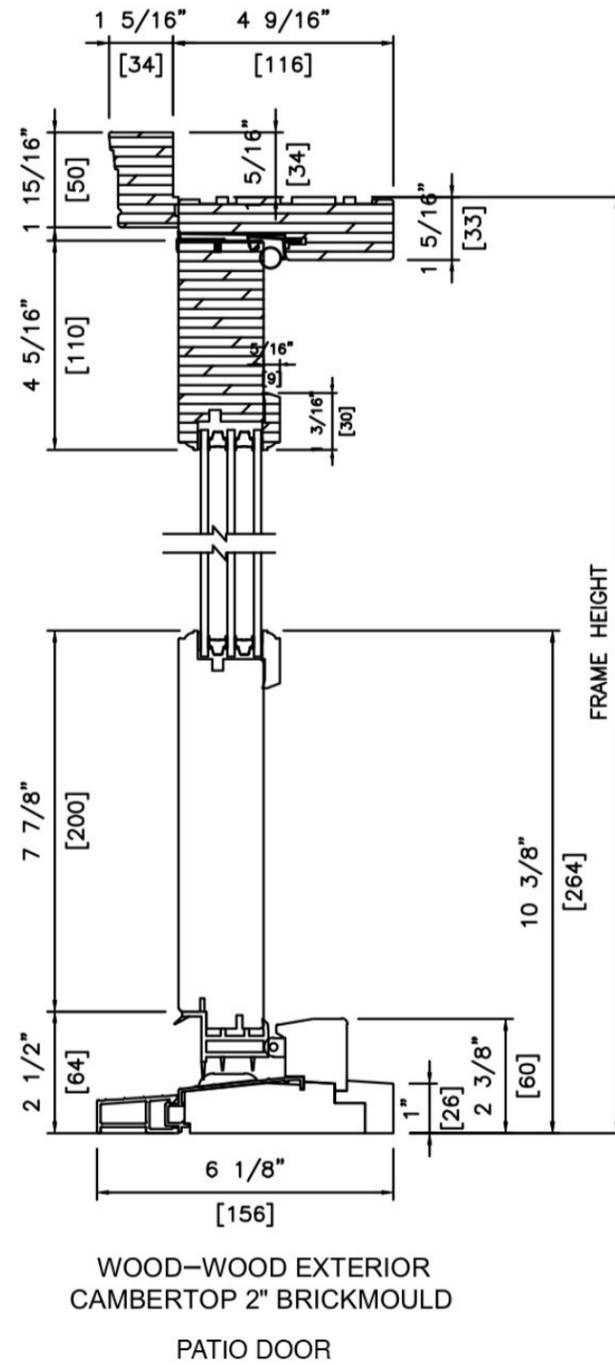
HARDWARE STYLES	Double/Single Hung	VARIABLES	Double/Single Hung
Sash Lock	●	Function:	
Sash/Lift	○	Use for Egress	●
		Available with Screen	●
		Durability:	
		Low Maintenance Metal Clad Exterior	●
		Clear Douglas Fir Exterior Finish	○
		Clear Mahogany Exterior Finish	○
		Primed Exterior Finish	○
		Performance:	
		LowE Double	●
		LowE Triple	○
		StormForce™	○
		Appearance:	
		SDL	○

FINISH OPTIONS: REFER TO SECTION A.





ANALYSIS OF DEVELOPMENT: WINDOWS AND DOORS



ANALYSIS OF DEVELOPMENT: WINDOWS AND DOORS

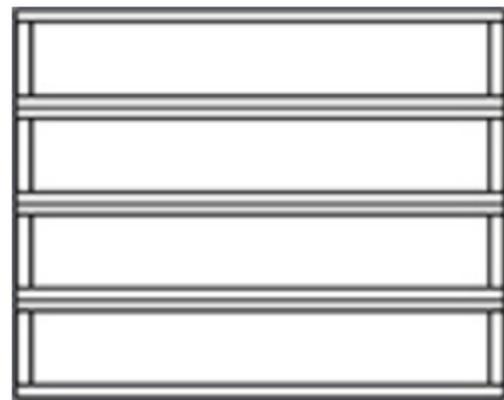
ANALYSIS OF DEVELOPMENT: RECREATION ROOM DOOR



Clay

Gray

Brown



DOOR SEGMENTATION

RECREATION ROOM DOOR REFERENCE IMAGE



ANALYSIS OF DEVELOPMENT: RECREATION ROOM DOOR

APPENDIX I

PARCEL: AERIAL PHOTOS



PARCEL - AERIAL VIEW

Image Date: May 2018



PARCEL - AERIAL VIEW SOUTH

Image Date: May 2018



PARCEL - AERIAL VIEW WEST

Image Date: May 2018



PARCEL - AERIAL VIEW NORTH

Image Date: May 2018

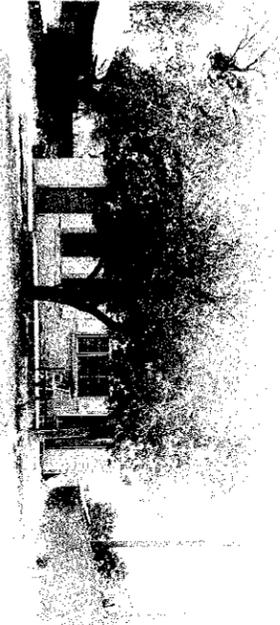


PARCEL - AERIAL VIEW EAST

Image Date: May 2018

APPENDIX II

ARIZONA STATE HISTORIC PROPERTY INVENTORY

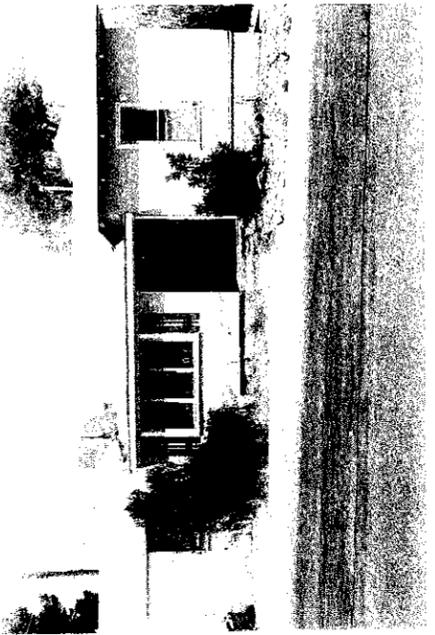
PROPERTY NAME		Block 20	Lot 7
LOCATION 912 North 4th Avenue			
CITY/TOWN/VICINITY Tucson		COUNTY Pima	
OWNER Elmo and Elta Myers			
OWNER'S ADDRESS 440 West Simpson Tucson, Arizona 85701			
FORM COMPLETED BY S. Schweiger			
ADDRESS University of Az., College of Architecture			
PHOTO BY Maria Schuchardt	DATE 7-79		
VIEW Front			
PRESENT USE Residence		SURFACE	
STYLE OR ORIGINAL PERIOD None			
SIGNIFICANT DATES 1903			
PHYSICAL DESCRIPTION Two buildings, one story each. #1 brick load bearing walls, blue stucco surface. #2 wood and concrete construction, hip roofs of asphalt shingles. Front house added in 1924. Original character lost. Fair condition, little change.			
STATEMENT OF SIGNIFICANCE This property was added to the National Register of Historic Places in 1974.			
VERBAL BOUNDARY DESCRIPTION Tucson N 54' of L7 Blk 20			
117-02-227-0		118-5-311	



ARIZONA STATE HISTORIC PROPERTY INVENTORY - 912 N 4TH AVE

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
LOCATION	
CITY/TOWN/VILLAGES	COUNTY
OWNER	
OWNER'S ADDRESS	
FORM COMPLETED BY	
ADDRESS	
PHOTO BY	DATE
VLSR	
PRESENT USE	APPROX.
STYLE OR CULTURAL PERIOD	
SIGNIFICANT DATES	
PHYSICAL DESCRIPTION	
STATEMENT OF SIGNIFICANCE	
VERBAL BOUNDARY DESCRIPTION	



PI



ARIZONA STATE HISTORIC PROPERTY INVENTORY - 913 N HOFF AVE

APPENDIX III

912 N 4TH AVE NONCONTRIBUTING STATUS

From: William Collins wcollins@azstateparks.gov
Subject: [EXT]House at 912 N. 4th Ave., Tucson
Date: March 13, 2020 at 1:02 PM
To: Domin, Christopher J - (cdomin) cdomin@email.arizona.edu

External Email

Mr. Domin,

I just received notification that the Keeper of the National Register of Historic Places today (March 13, 2020) approved the reclassification of the property at 912 N. 4th Ave. to *noncontributing* within the West University Historic District in Tucson.

If you have any questions you may contact me by email at any time.

Bill Collins

Contact Information:

State Historic Preservation Officer

Kathryn Leonard, kleonard@azstateparks.gov
(602) 542-4009

Historic Properties Program Manager

Bill Collins, wcollins@azstateparks.gov
(602) 542-7159



THANK YOU!