

Statement of proposal outlining scope of work subject to design guidelines in UDC 5.8.9

Subject property: 5310 e Placita del Mesquite

The design standards for alterations or additions to Contributing Properties in Historic Preservation Zones (HPZ's) are outlined in UDC Sections 5.8.9 Design Standards and are listed below. In italics below the UDC provision is an explanation of how this proposal meets the criteria. The Technical Standards Section 9-02 also assist in understanding the UDC sections and were consulted to confirm conformance with the UDC.

The Development Zone for any project in an HPZ is defined in the UDC, and we have delineated the Ft. Lowell development zone for our project in drawing form included in this submittal.

UDC Sec. 5.8.9.A Generally. Alterations to a Contributing Property within an HPZ shall reflect the architectural style of the development zone.

The style of the single family residence is designed to adhere to the Ft. Lowell Historic design guidelines and compliment the surrounding neighborhood. The home is a single story flat roof and the exterior finishes are compiled of sand finish stucco, exposed wood and adobe accents. The majority of the existing front yard adobe wall to remain with an added walking entrance monument to enhance the curb appeal. (see sheet 1 of the plan set)

UDC Sec. 5.8.9.B Height. Alterations to a Contributing Property shall be constructed no higher than the tallest Contributing Property in the development zone.

The house is not taller than the tallest contributing property in the development zone and conforms to the zoning requirements. The house design features a combination of flat roofs with parapets. See elevation view on the Sheet 4. The highest portion of the building is 16'-4" to the top of the chimney in the great room. (17' 4" above natural grade) The remaining parapet heights are 14' 4", 13' and 12' above finished floor.

UDC Sec. 5.8.9.C Setbacks. Alterations to a Contributing property shall maintain the prevailing street and perimeter yard setbacks existing within the development zone.

The setbacks conform to the current city zoning setbacks, no setback variances are proposed.

UDC Sec. 8.8.9.D Proportion. Alterations to a Contributing Property shall be consistent with the proportions of the contributing properties within its development zone.

The proportions of the new home are intended to be consistent with the surrounding properties.

UDC Sec. 5.8.9.E Roof types. Alterations to a Contributing Property shall have a roof compatible in configuration, mass and materials to that of the architectural style of the contributing properties within its development zone.

A flat roof is proposed with parapets and varied roof heights is in conformance with the Ft. Lowell historic design guidelines.

UCD Sec. 5.8.9.F Surface Texture. Surface textures to a Contributing Property shall have a surface texture appropriate to the other contributing properties within its development zone.

A sand stucco finish is proposed which matches that of the surrounding neighborhood and is in conformance with the Ft. Lowell historic design guidelines.

UCD Sec. 5.8.9.G Site Utilization. Site utilization of alterations to a Contributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

The site utilization is be as intended which is for a single family residence which is consistent to the development zone.

UCD Sec. 5.8.9.H Projections and Recessions. Projections and recessions of a Contributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

The porch projections are to match the design and scale of the home with flat roofs with parapets. Windows and garage doors are to be recessed

UCD Sec. 5.8.9.I Details. Architectural details of a Contributing Property such as cornices, lintels, arches, grill work, shutters, windows, door trim, and canales shall be appropriate to the historic style of the development zone.

The proposed home is to have wood lintels above the front windows, wood posts on the front porch, garage doors are to be the rustic metal, canales are to be round clay pipes, adobe brick veneer at the base of the front of the home, windows are to be tan vinyl all which are included with the intention to match the design criteria in the Ft. Lowell design guidelines and the surrounding properties.

UCD Sec. 5.8.9.J Building form. Size, mass and scale of a Contributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

The home is wider than it is tall and in good proportion. Front of the home provides massing on a proportional scale in height and depth.

UCD Sec. 5.8.9.K Rhythm. The proportion, pattern and rhythm of openings of a Contributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

The window opening are at least 2' away from building corners with more solid wall area than openings. The exterior elevation is without symmetry.

UCD Sec. 5.8.9.L Additional Review Standards

UCD Sec. 5.8.9.L.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 historical period.

The color of the stucco is to be a Dunn Edwards Cliff's View DEC 720 (LRV54) which is a warm tan color. With a Darker brown wood stain. The view of the roof will not be viewable from the street due to the parapets however it will be painted in a desert tan color.

UCD Sec. 5.8.9.L.2 Landscaping Rhythm. Planting and other ornamental features shall reflect the historic period of the subject structure.

The property is located in the Mesquite Bosque. The intention is to preserve as many mesquites as possible on the property and add new mesquite trees in the small front yard area. The landscaping currently installed near the street is to remain with the exception of the new driveway area.

UCD Sec. 5.8.9.L.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 in the development zone and shall reflect the historic period of the HPZ.

Existing side and street side front yard adobe walls to remain with an added walking entrance monument to enhance the curb appeal. A portion of the wall will need to be removed for garage access (see site plan for details, sheet 1). A/C units and utilities are to be enclosed with walls matching the stucco and paint finish of the home. No other walls are proposed at this time.

UCD Sec. 5.8.9.L.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.

The utilities will be ran underground to the north side of the home. The utilities at the house are to be enclosed behind a site wall. The electrical panel on the home will be painted to match the exterior color.

UCD Sec. 5.8.9.M Signs. Not applicable

UCD Sec. 5.8.9.N Motor Vehicle and Bicycle Parking Areas. Parking in accordance with UCD Section 7.4 Motor Vehicle and Bicycle Parking is required.

The proposed improvement is a single family residence with a 3 car garage. The garage will cover the 3 parking spaces required with additional off street parking available in front of the garage. Bicycle parking is not required for a single family residence.