

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. T21CM01040 Site Address: 708 E UNIVERSITY Tucson AZ 85719

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

Historic Status: Contributing Non-Contributing Vacant

Applicant Name: DAVID & JENNIFER ZIGGS Owner Architect/Designer Other:

Owner (if different): _____

Brief Description of Proposed Work: CONSTRUCT TWO RAMADAS

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): TELEPHONE DISCUSSION WITH _____

PRS Review Date(s): MICHAEL TAKU 12-14-21 _____

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input type="checkbox"/>	Completed and signed Historic Design Review Application form
<input type="checkbox"/>	City of Tucson Permit Application
<input type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDSD staff
<input type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input type="checkbox"/>	Photographs* of the project site and surrounding area
<input type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input checked="" type="checkbox"/> Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: ~~2-8-21~~
1-10-22

PDSD Activity Number: T21CM01040

HPZ Case Number: _____

Property Development Name: ZIPPS RESIDENCE

Property Address: 708 E UNIVERSITY TUCSON AZ 85719

Pima County Assessor Parcel Number(s): 124-05-0410

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

Applicant Name: DUSTIN MILLER Owner Architect/Designer Other

Applicant Address: 4530 E. RIVER RD

City/State/Zip: TUCSON, AZ 85718

Phone: (907) 590-8100 Email: ZINGARO009@YAHOO.COM

Property Owner Name: David + Jennifer Zipps

Property Owner Phone: 417 877 7200

Property Owner Email: Jennifer-Zipps@AZD.USCOURTS.GOV

Description of Use (if Resident Artisan): _____

Signature of Owner:

Signature of Applicant (if not owner): DUSTIN MILLER

PROPOSED NEW CONSTRUCTION or ALTERATION

CONSTRUCT NEW RAMADAS

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, 1st 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.

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: DUSTIN MILLER **Date:** 1-10-22



Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

708 E University Blvd.

Property Address

SER/Ramada

Type of Permit Applied for: *(SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)*

Signature of Applicant

2-1-21

Date

AUTHORIZED BY:

Signature of Property Owner

1/31/2021

Date

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.

- [Address Search](#)
- [Address Range Search](#)
- [Parcel Search](#)
- [Activity Search](#)
- [Map Search](#)



- [FAQ](#)
- [Disclaimer](#)

Permit Review Details

Permit: [T21CM01040](#)
 Parcel: [124050410](#)

Review Details

Show entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
12/21/2021	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>PDSD TRANSMITTAL</p> <p>FROM: PSDS Zoning Review</p> <p>PROJECT: T21CM01040 708 E University Bl Detached Ramadas (3rd Review)</p> <p>TRANSMITTAL DATE: December 21, 2021</p> <p>This site is located in the HR-3 zone (UDC 4.7.12). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.6.</p> <p>COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8). Submit your Historic application.</p> <p>1. Exterior work in an HR-3 zone requires Historic review. The Historic application/submittal should be submitted at: https://www.tucsonaz.gov/pdsd-filedrop, under "Submission Type, Special Applications, Historic Review"</p> <p>Historic review must be approved prior to this permit.</p> <p>If you have any questions about this transmittal, please contact me at Elisa.Hamblin@tucsonaz.gov.</p>

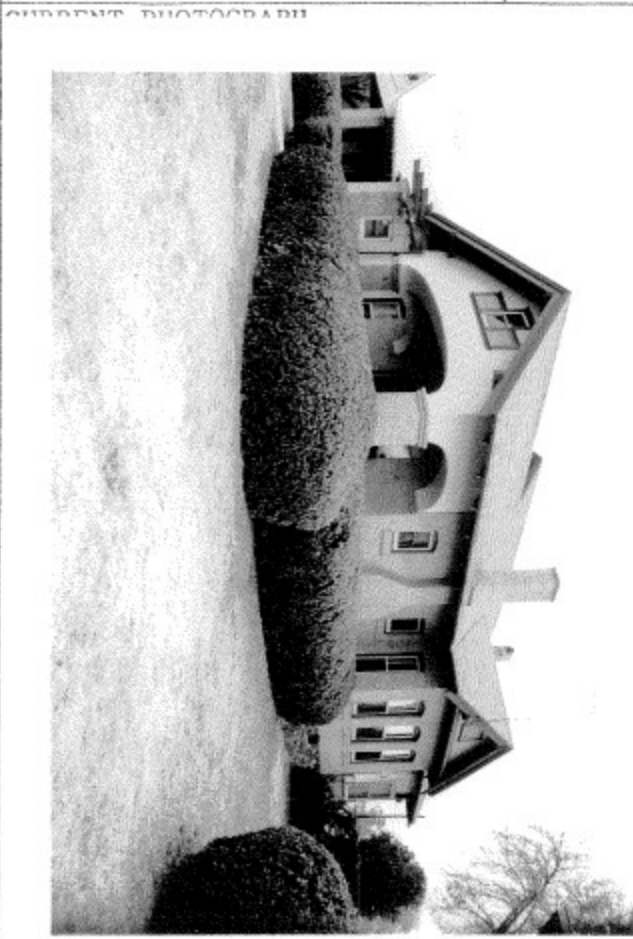
Showing 1 to 1 of 1 entries

Previous Next

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
708 E. University	
LOCATION	
708 E. University	
CITY/TOWN/VICINITY	COUNTY
Tucson	Pima
OWNER	
Earline Russell	
OWNER'S ADDRESS	
708 E. University Tucson, AZ 85719	
FORM COMPLETED BY	
David Goff	
ADDRESS	
2562 N. Bentley Tucson, AZ 85716	
PHOTO BY	DATE
Barbara Armstrong	11/79
VIEW	
Front	
PRESENT USE	ACREAGE
Residence	
STYLE OR CULTURAL PERIOD	
Bungalow	
SIGNIFICANT DATES	
1916	

Buell Block 4 682
Lot 15



PHYSICAL DESCRIPTION

Exposed brick load bearing walls, gable roof with tan asphalt shingles, brown stained trim, brick arched lintels, stick pergola.

STATEMENT OF SIGNIFICANCE

One of a collection of bungalows in the area.

Contributing to the character of the historic district.

Home of Ernest E. Russell from 1916 to 1942.. Russell was manager of Russell Electric and Machine Co. His father established the first electric light, power and gas company in Tucson. His widow resides here.

VERBAL BOUNDARY DESCRIPTION

Buells Lot 15, Block 4

12 4-05-04-0

WV-C-917

**David & Jennifer Zipps
708 E University Blvd
Tucson AZ 85719**

Project Description & Narrative

Applicant plans to build two small Ramada structures in the back yard.

The structures will have below grade concrete footings.

The structures will be anchored to the footings with Simpson post anchors.

The structures will be made from Douglas Fir.

The structures will be finished to match the existing exterior timber work.

708 E. University Ramadas Project

City of Tucson UDC Compliance Responses for a Contributing Property

5.8.9. DESIGN STANDARDS (only the standards for Contributing Properties are shown)

A. Generally

2. Contributing Property

Alterations or additions to a Contributing Property within an HPZ shall reflect the architectural style and characteristics of the existing structure. The property may be renovated to an earlier historic style that applied to the property. In addition, such alterations or additions shall generally conform to the design standards of Contributing Properties within the development zone of the site .

The Arizona State Historic Property Inventory indicated that the Physical Description included “brown stained trim” and “stick pergola”. This project will reflect the same style of “stick pergola” and will be finished to match the existing exterior timber work.

B. Height

2. Contributing Property

Alterations or additions to a Contributing Property shall be constructed no higher than the tallest Contributing Property located within its development zone and shall generally conform to the typical height within the development zone.

The proposed ramadas are 9'-0" high and are below the eaves of the existing home. The allowable height is 12'-0"

C. Setbacks (See Figure 5.8-B.)

2. Contributing Property

Alterations or additions to a Contributing Property shall maintain the prevailing street and interior perimeter yard setbacks existing within its development zone.

The proposed ramadas' setbacks are 7'-0" and the allowable is 6'-0". The existing property line walls and landscaping will mostly conceal the ramadas.

D. Proportion

2. Contributing Property

Alterations or additions to a Contributing Property shall be consistent with the proportions of the existing structure and with the prevailing proportions of Contributing Properties within its development zone.

Not applicable. The ramadas are not visible from the street to affect proportions.

E. Roof Types

2. Contributing Property

Alterations or additions to a Contributing Property shall have a roof compatible in configuration, mass, and materials to that of the architectural style of the existing structure.

The Arizona State Historic Property Inventory indicated that the Physical Description included “stick pergola”. This project will reflect the same style of “stick pergola” where the framing is visible.

F. Surface Texture

2. Contributing Property

Surface texture of alterations or additions to a Contributing Property shall be appropriate to the historic style of the existing structure.

The Arizona State Historic Property Inventory indicated that the Physical Description included “brown stained trim” and “stick pergola”. This project will reflect the same style of “stick pergola” and will be finished to match the existing exterior timber work surfaces.

G. Site Utilization

2. Contributing Property

Site utilization of alterations or additions to a Contributing Property shall be consistent with the site utilization of Contributing Properties within the development zone .

The Arizona State Historic Property Inventory indicated that the Physical Description included “stick pergola”. These ramadas will be used in a consistent manner as traditional pergolas.

H. Projections and Recessions

2. Contributing Property

Projections and recessions of a Contributing Property , such as porches, steps, awnings, overhangs, entrances, and windows, shall be appropriate to the style of the existing structure.

Not applicable. The ramadas do not have these elements.

I. Details

2. Contributing Property

Architectural details of a Contributing Property , such as cornices, lintels, arches, grill work, shutters, window and door trim, and canales, shall be appropriate to the historic style of the existing structure.

Not applicable. The ramadas do not have these elements.

J. Building Form

2. Contributing Property

Size, mass, and scale of alterations or additions to a Contributing Property shall be compatible with the existing structure and with the Contributing Properties within the development zone .

Not applicable. The ramadas are not visible from the street to affect the existing forms.

K. Rhythm

2. Contributing Property

The proportion , pattern, and rhythm of openings of additions or alterations to a Contributing Property shall be compatible with those of the existing structure and with those of Contributing Properties in its development zone .

Not applicable. The ramadas are not visible from the street to affect the rhythm.

L. Additional Review Standards

To provide flexibility in the review of applications that reflect the diverse and unique characteristics of the various HPZs, other pertinent factors generally affecting the appearance, harmony, and efficient functioning of the HPZ may be used as appropriate for the particular application, such as the following:

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 historic period. Color may be reviewed in the context of a required HPZ review; painting alone shall not be considered through an HPZ review.

The Arizona State Historic Property Inventory indicated that the Physical Description included "brown stained trim" and "stick pergola". This project will reflect the same style of "stick pergola" and will be finished to match the existing exterior timber work.

2. Landscaping

Plantings and other ornamental features shall reflect the historic period of the subject structure. Landscaping may be reviewed in the context of a required HPZ review; landscaping alone shall not be considered through an HPZ review.

Not applicable. The landscaping is existing.

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 within the development zone and shall reflect the historic period of the HPZ.

Not applicable. The fence walls are existing.

4. Utilities

New aboveground 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.

Not Applicable. No new utilities.

M. Signs

Not Applicable. No signs. .

N. Motor Vehicle and Bicycle Parking Areas

Not Applicable. No changes to Parking.

PimaMaps - Main

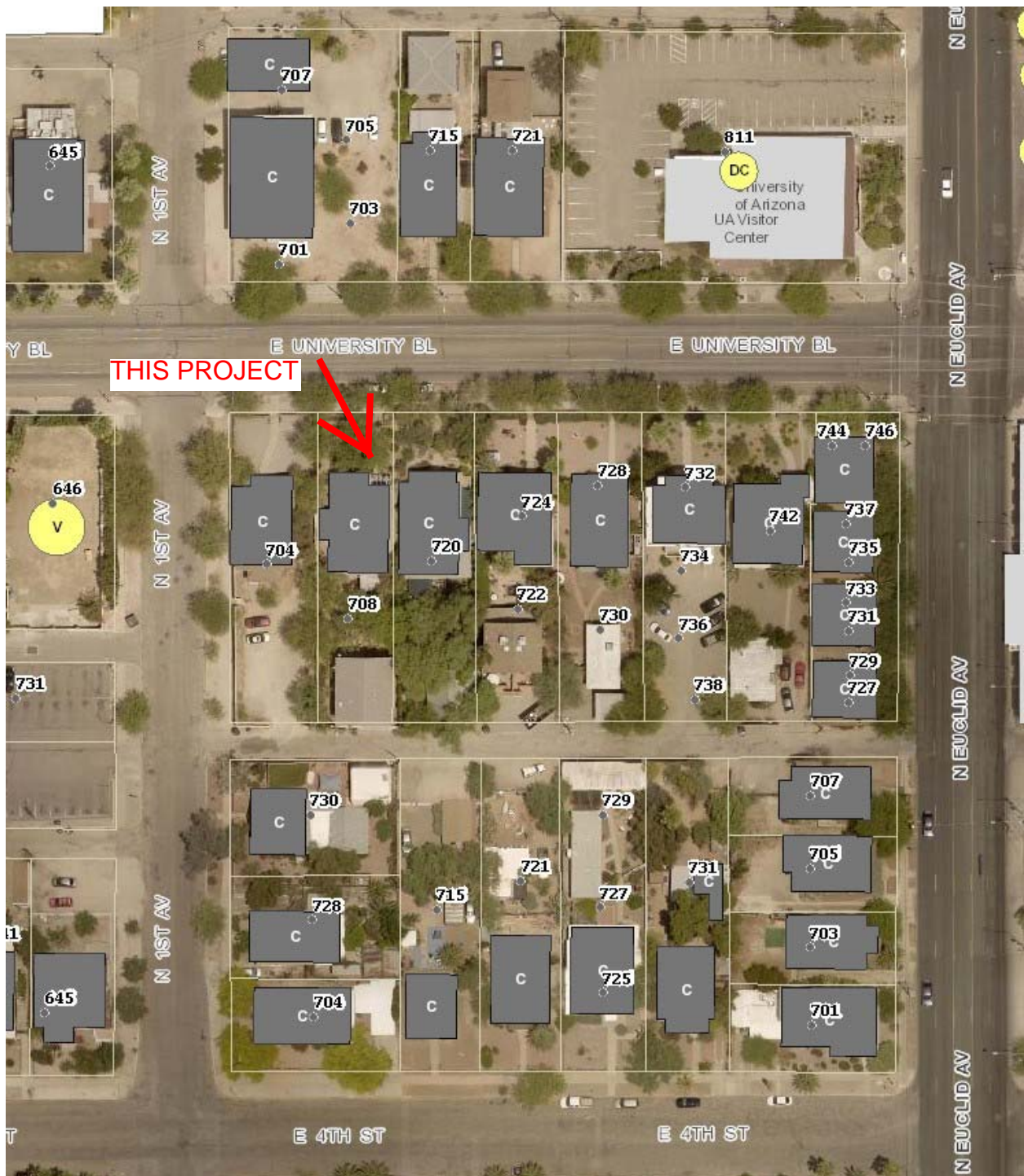
Search...



Pictometry International Corp. USDA National Agricultural Imagery Program (NAIP). Pima County Association of ...

Basemaps 0 30 60ft





DEVELOPMENT ZONE MAP WITH CONTRIBUTING STRUCTURES NOTED.



VIEW FROM WEST ACROSS WEST NEIGHBOR FENCES FROM N. 1ST AVE.
NEW RAMADAS MAY BE VISIBLE BY APPROXIMATELY 3' ABOVE THE EXISTING SITE WALLS WITHIN THE EXISTING LANDSCAPING.
WEST NEIGHBOR ADDRESS IS 704 E. UNIVERSITY BLVD.



VIEW FROM SOUTHWEST AT ALLEY.
NEW RAMADAS MAY BE VISIBLE BY APPROXIMATELY 3' ABOVE THE EXISTING SITE WALLS WITHIN THE EXISTING LANDSCAPING.
WEST NEIGHBOR ADDRESS IS 704 E. UNIVERSITY BLVD.
SOUTH NEIGHBOR ADDRESS IS 730 N. 1ST AVENUE.

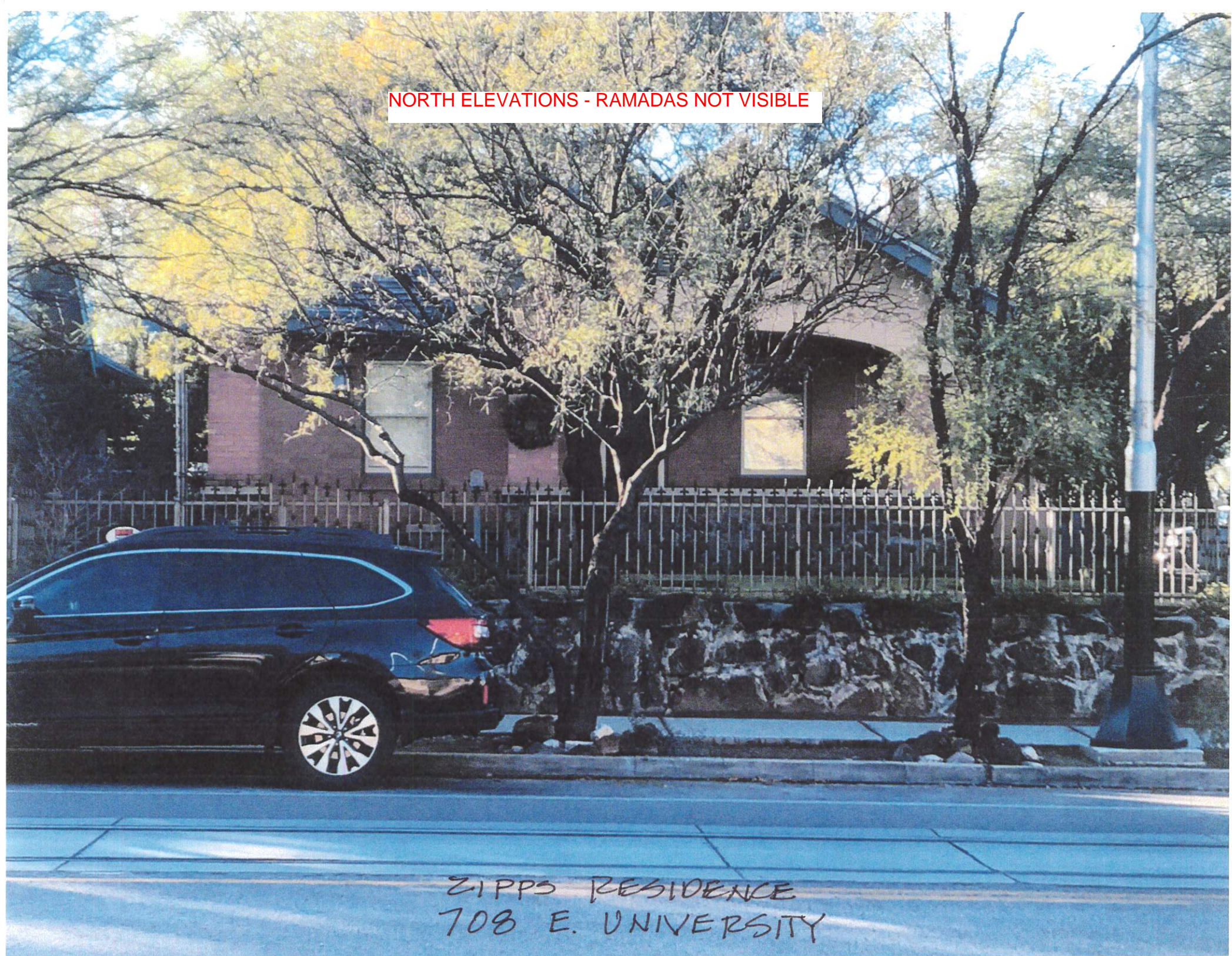


VIEW FROM SOUTHEAST AT ALLEY.
NEW RAMADAS ARE NOT VISIBLE.
EAST NEIGHBOR ADDRESS IS 720 E. UNIVERSITY BLVD.
SOUTH NEIGHBORS ADDRESSES ARE 730 N. 1ST AVENUE AND 715 E. 4TH ST.

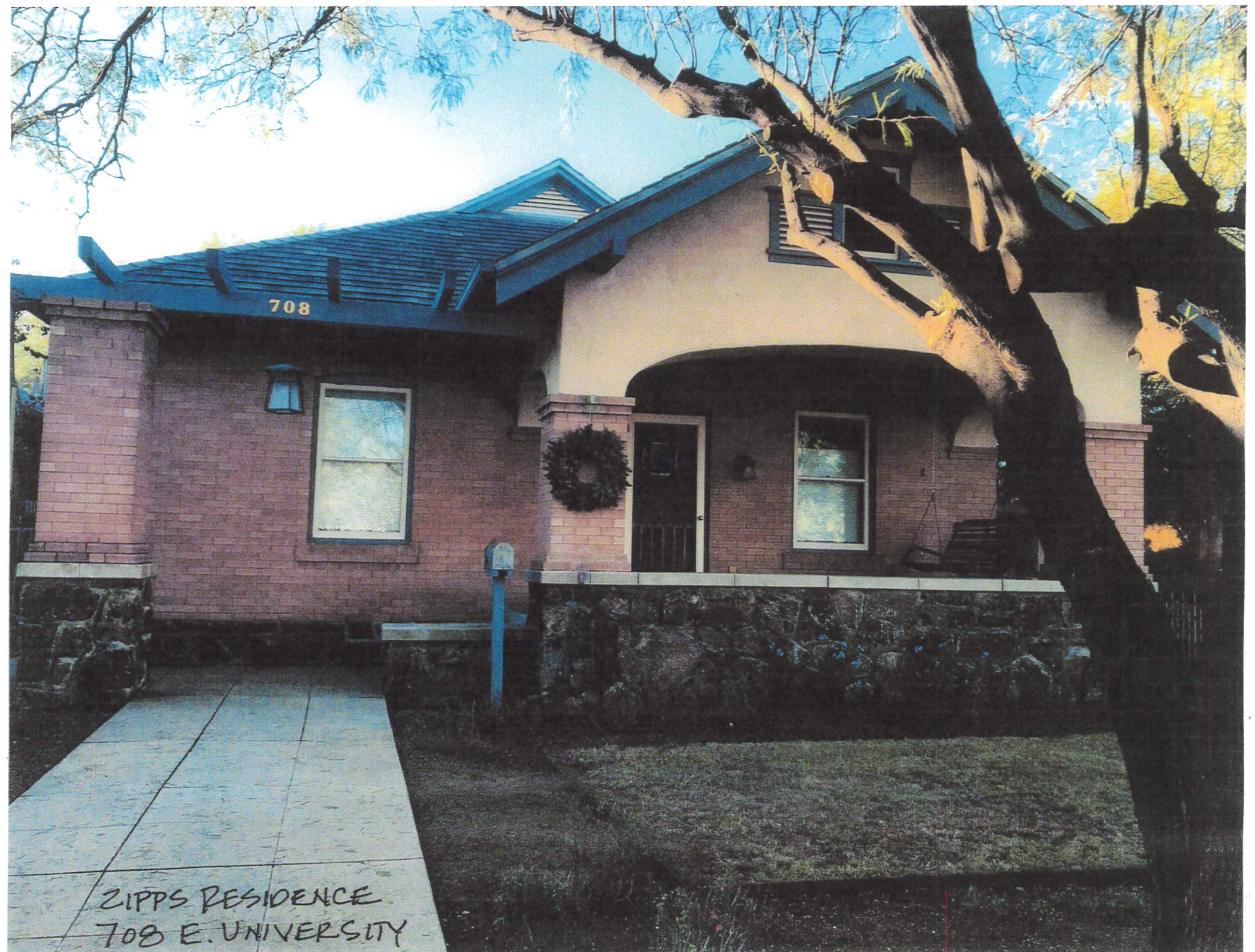


VIEW FROM NORTHEAST.
NEW RAMADAS ARE NOT VISIBLE.
EAST NEIGHBOR ADDRESS IS 720 E. UNIVERSITY BLVD.
NORTH NEIGHBORS ADDRESSES ARE 701-707 E. UNIVERSITY BLVD. AND 715 E. UNIVERSITY BLVD.

NORTH ELEVATIONS - RAMADAS NOT VISIBLE



ZIPPS RESIDENCE
708 E. UNIVERSITY



ZIPPS RESIDENCE
708 E. UNIVERSITY

SCOPE OF WORK

CONSTRUCTION OF TWO EXTERIOR FREE-STANDING PERGOLA RAMADAS.

WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND AMENDED BY CITY OF TUCSON.

DRAWINGS OTHERWISE INDICATE AS-BUILT CONDITIONS. NO SURVEY PROVIDED, PROPERTY LINES ASSUMED FROM PRIOR APPROVED SITE PLANS AND ASSESSOR'S RECORD MAP.

BUILDING HEIGHTS AND SETBACKS:

RAMADA #1 & #2: PROPOSED HT = 9'-0"
 ALLOWABLE = 12'-0"
 PROPOSED SETBACK = 7'-0"
 ALLOWABLE = 6'-0"

ZONING, BUILDING INFORMATION

LEGAL DESCRIPTION: BUELLS LOT 15 BLK 4
 PARCEL #: 124-05-0410

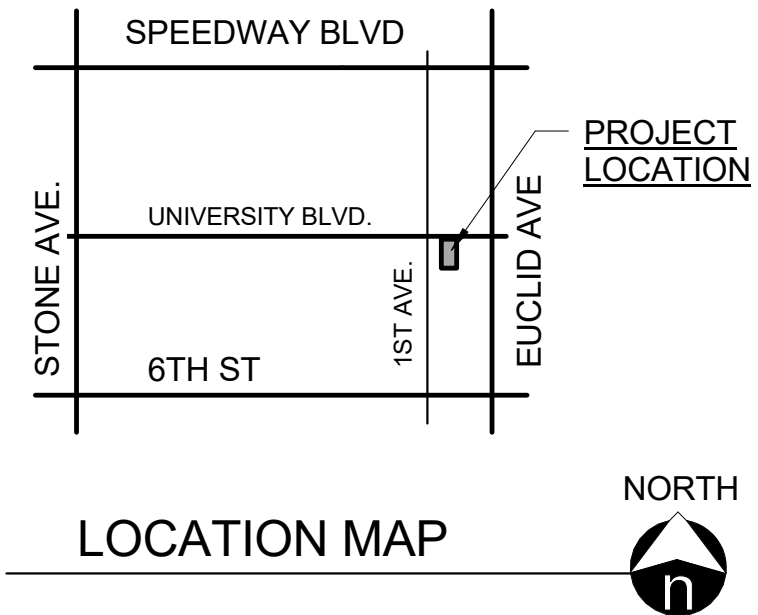
ZONE: HR-3

USE (ZONING): RESIDENTIAL

LOT AREA: 188' X 50' = 9,400 S.F. = .215 AC

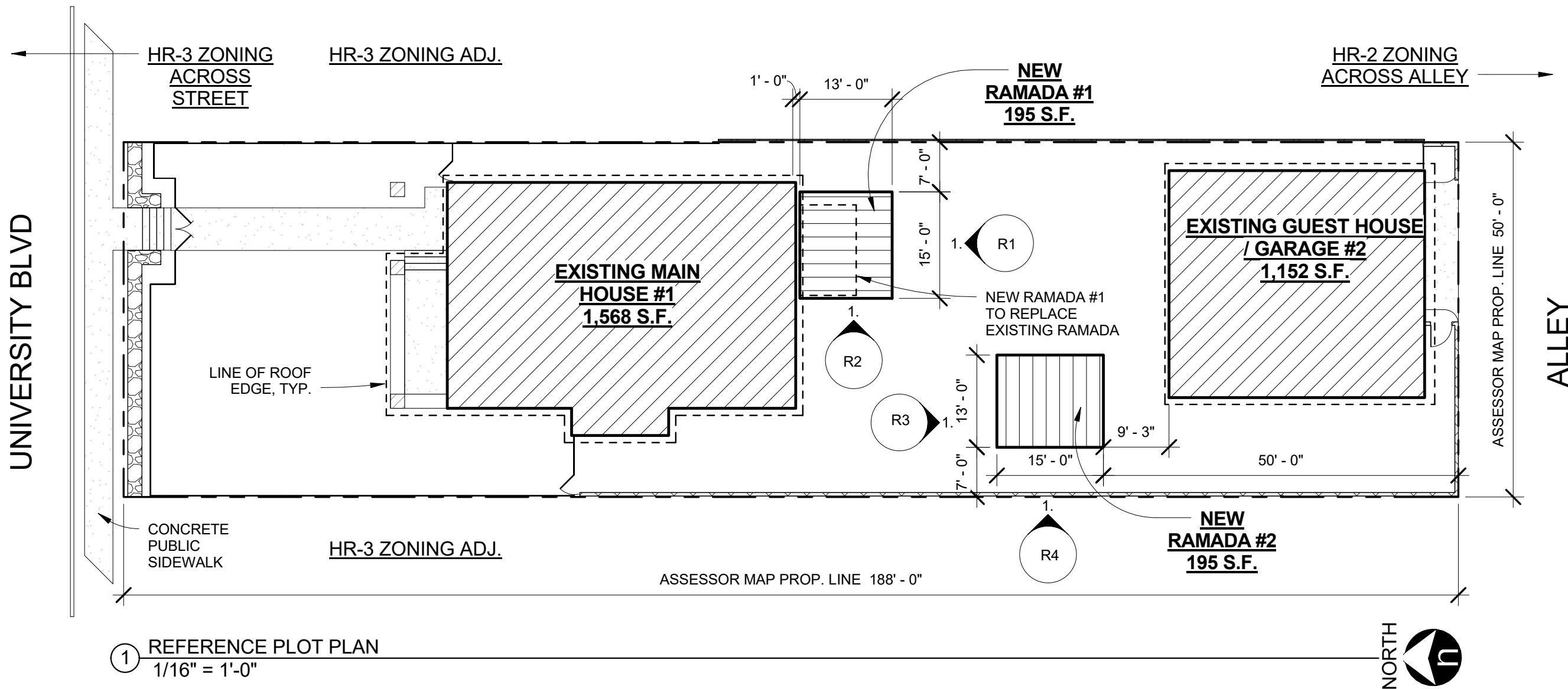
AREA CALCULATIONS:

EXISTING UNITS #1 & #2:	1,568 + 1,152 = 2,720 S.F.
EXISTING RAMADA & VEHICULAR USE AREA:	102 + 86 = 188 S.F.
TOTAL EXISTING:	2,908 S.F.
EXISTING LOT COVERAGE =	31%
REMOVE EXIST. NON-HISTORIC RAMADA:	(102) S.F.
ADD RAMADA #1:	195 S.F.
ADD RAMADA #2:	195 S.F.
NEW TOTAL:	3,196 S.F.
NEW LOT COVERAGE:	34%



NEW PERGOLA RAMADAS FOR
 RESIDENCE AT:

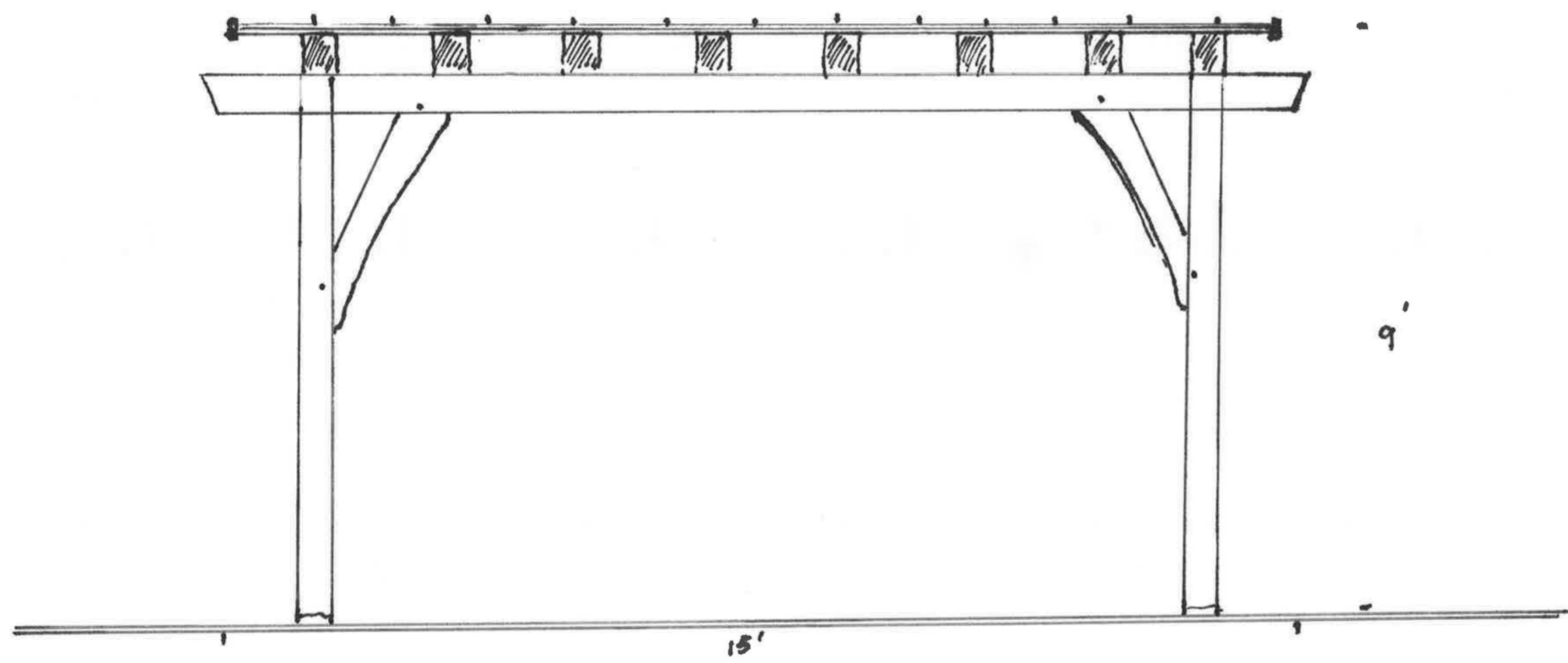
708 E. UNIVERSITY BLVD
 TUCSON, AZ 85719



1 REFERENCE PLOT PLAN
 1/16" = 1'-0"

DATE	DEC. 17, 2021
SCALE	As indicated
DRAWN BY	CR/DM
DRAWING TITLE	PLOT PLAN, NOTES
DRAWING NUMBER	A1

South elevation
Ramada #1



NEW PERGOLA RAMADAS FOR

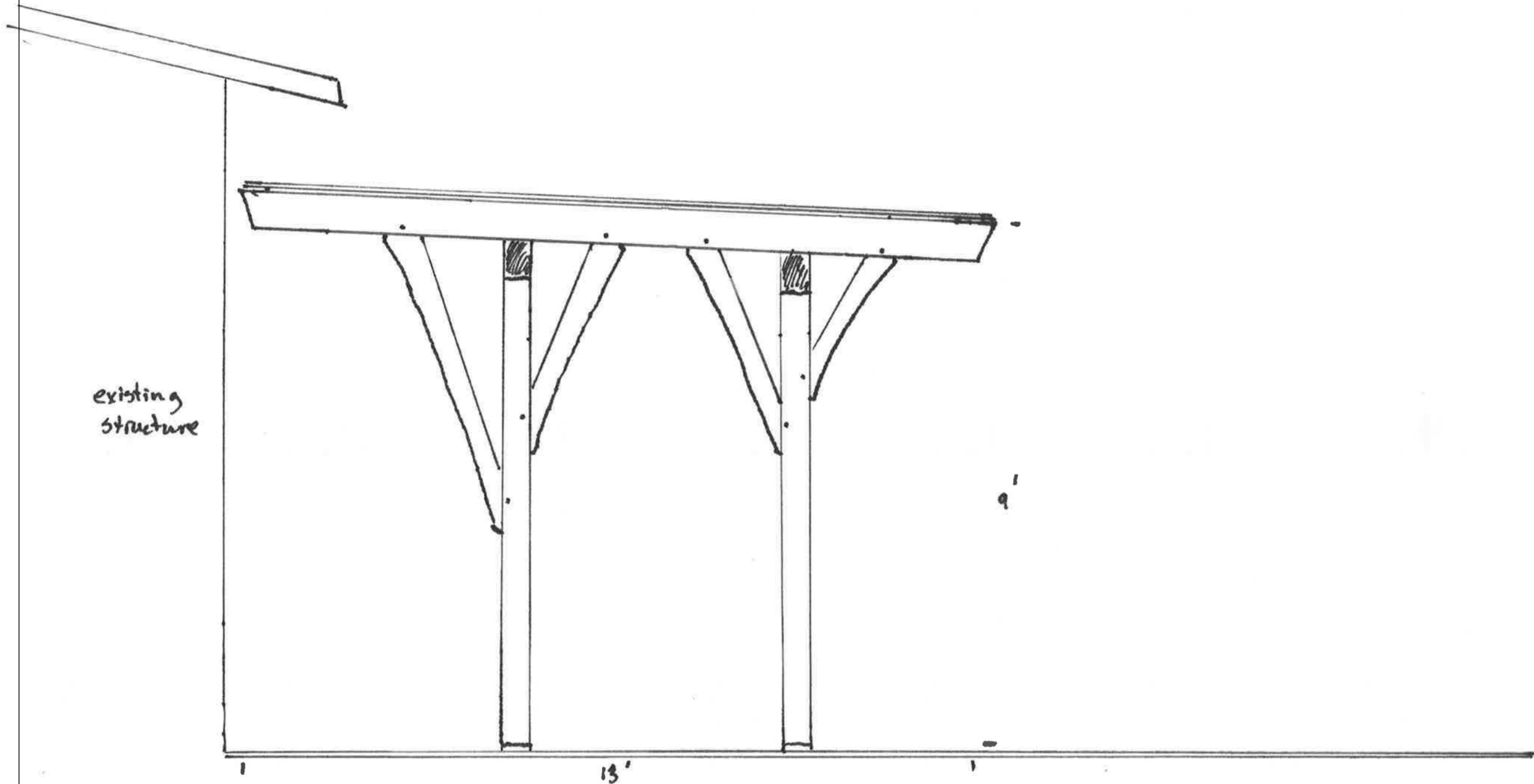
RESIDENCE AT:

708 E. UNIVERSITY BLVD
TUCSON, AZ 85719

① SOUTH ELEVATION RAMADA 1
1/2" = 1'-0"

DATE	DEC. 17, 2021
SCALE	As indicated
DRAWN BY	DJM
DRAWING TITLE	RAMADA 1 SOUTH
DRAWING NUMBER	R1

West elevation
Ramada #1



existing
structure

① WEST ELEVATION RAMADA 1
1/2" = 1'-0"

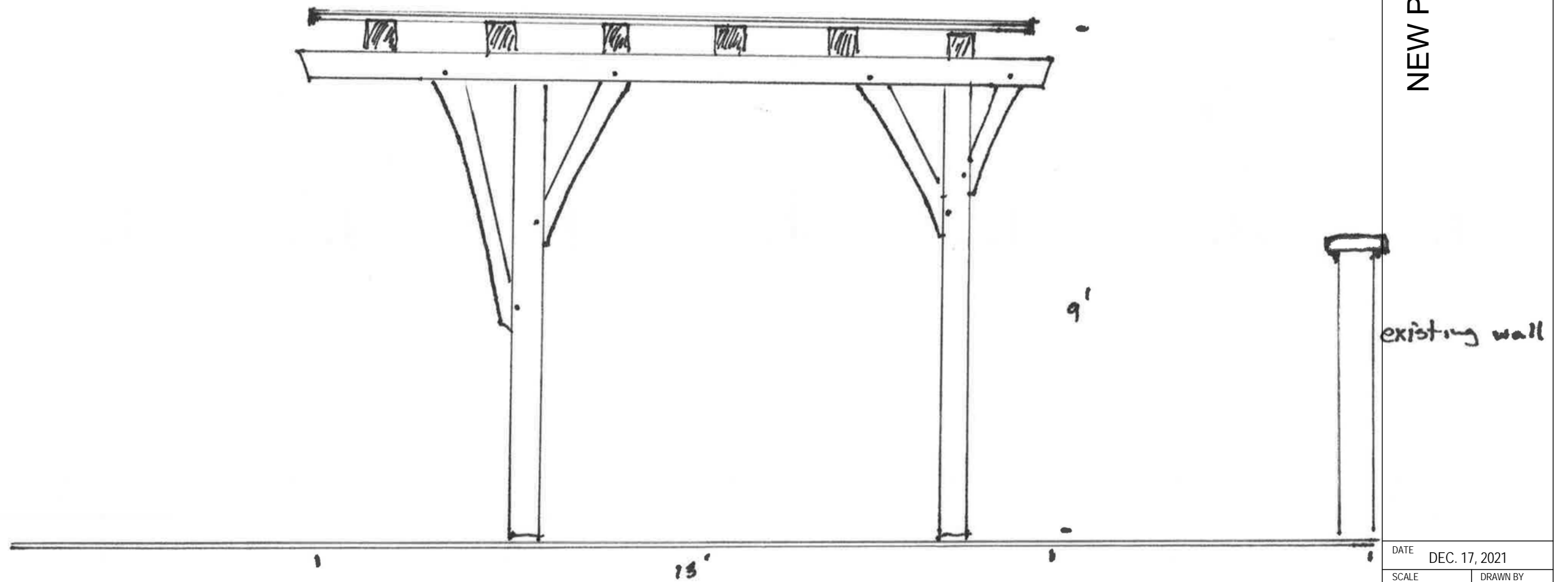
NEW PERGOLA RAMADAS FOR

RESIDENCE AT:

708 E. UNIVERSITY BLVD
TUCSON, AZ 85719

DATE	DEC. 17, 2021		
SCALE	As indicated	DRAWN BY	DJM
DRAWING TITLE			
RAMADA 1 WEST			
DRAWING NUMBER			
R2			

North elevation
Ramada # 2



NEW PERGOLA RAMADAS FOR

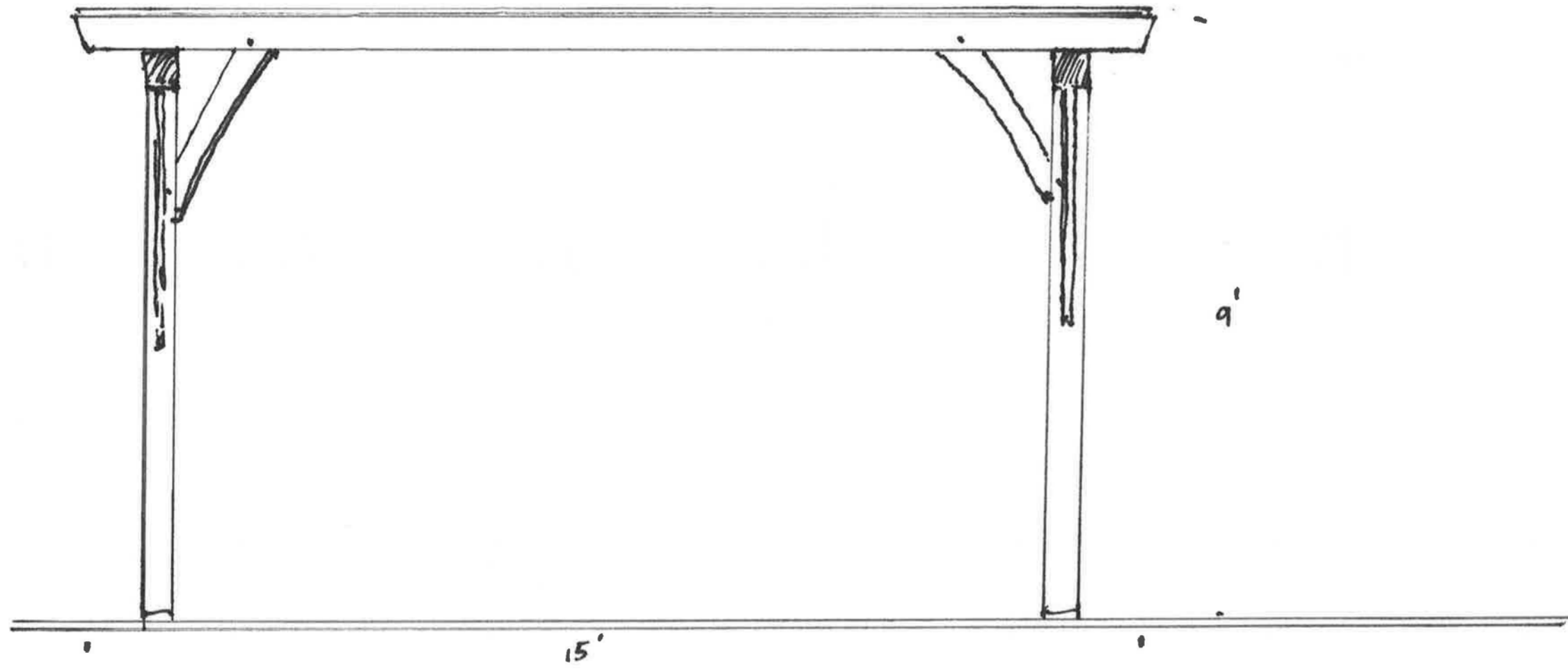
RESIDENCE AT:

708 E. UNIVERSITY BLVD
TUCSON, AZ 85719

① NORTH ELEVATION RAMADA 2
1/2" = 1'-0"

DATE	DEC. 17, 2021	
SCALE	As indicated	DRAWN BY DJM
DRAWING TITLE	RAMADA 2 NORTH	
DRAWING NUMBER	R3	

West elevation
Ramada #2



NEW PERGOLA RAMADAS FOR

RESIDENCE AT:

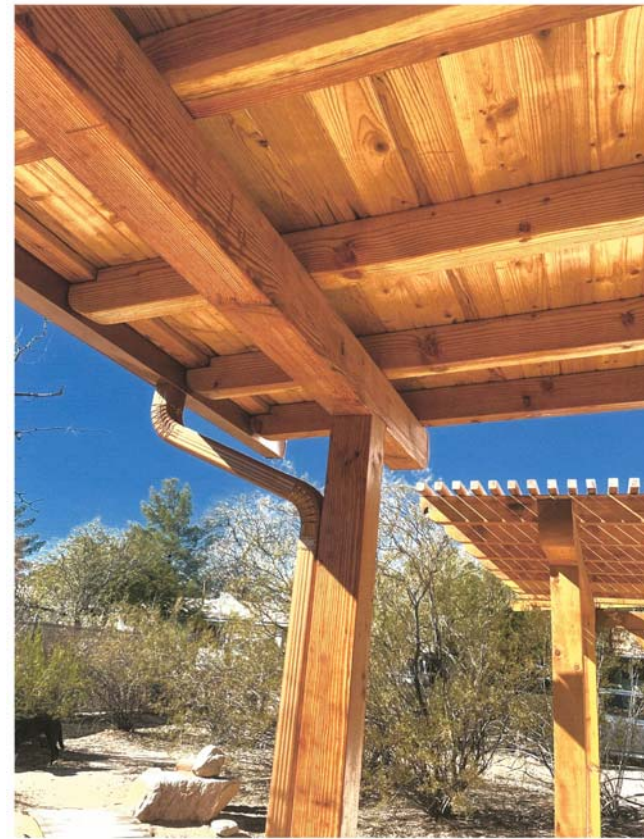
708 E. UNIVERSITY BLVD
TUCSON, AZ 85719

① WEST ELEVATION RAMADA 2
1/2" = 1'-0"

DATE	DEC. 17, 2021	
SCALE	As indicated	DRAWN BY DJM
DRAWING TITLE	RAMADA 2 WEST	
DRAWING NUMBER	R4	

CONSTRUCTION INFORMATION

THE NEW RAMADAS CONSTRUCTION WILL BE DOUGLAS FIR TIMBER ANCHORED WITH SIMPSON POST ANCHORS TO BELOW GRADE CONCRETE FOUNDATION FOOTINGS. THE STRUCTURES WILL BE FINISHED TO MATCH EXISTING EXTERIOR TIMBER WORK.



EXAMPLE OF PROPOSED RAMADA CONSTRUCTION

NEW PERGOLA RAMADAS FOR

RESIDENCE AT:

708 E. UNIVERSITY BLVD
TUCSON, AZ 85719

DATE DEC. 17, 2021

SCALE DRAWN BY
DJM

DRAWING TITLE
RAMADA
CONSTRUCTION

DRAWING NUMBER
R5