

STARR INFILL RESIDENCE

522 W. 17TH ST TUCSON, AZ 85701

MARCH, 14, 2022



OWNER: WADE STARR

PROJECT DESCRIPTION: New single-family addition with attached ADU

PARCEL #: 117-19-0750

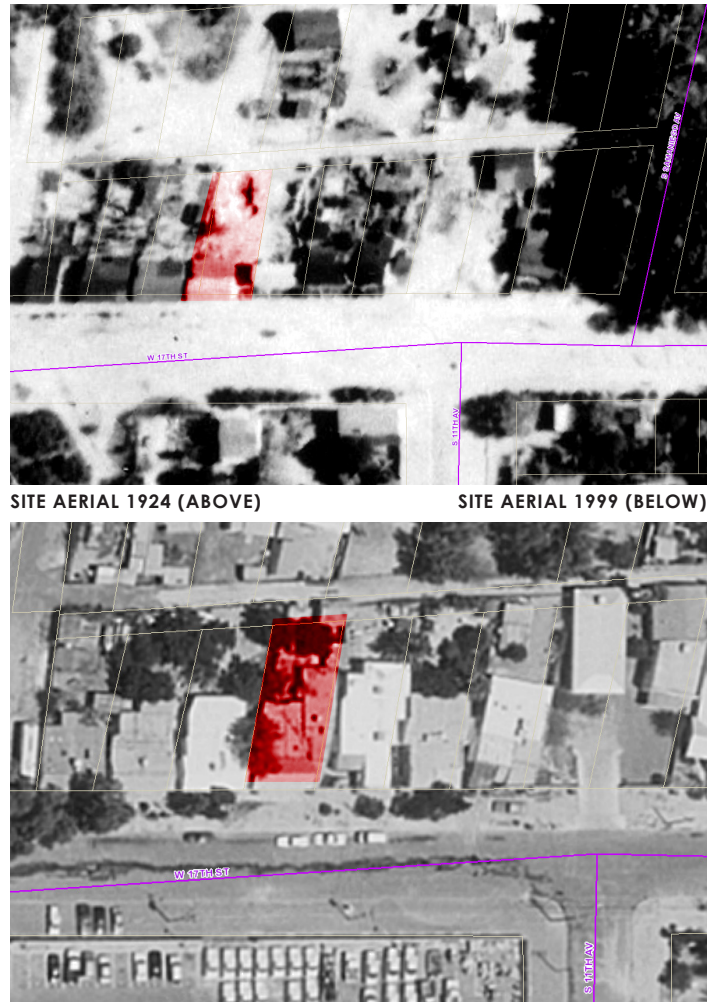
ZONING: HO-3

SETBACKS: 0'-0"EXISTING (SEE SITE PLAN).

Located in Tucson's Barrio Historico Historic Preservation Zone, the following proposal intends for the construction of a new single-family residence with an attached accessory dwelling unit (ADU). The *existing contributing historic* structure, a (2) room adobe with (2) presently collapsed rooms, had once functioned as a duplex with a third (now removed) dwelling unit on the site. **[FIGURE 1]**. With this in mind, the proposal intends to recreate the multiple dwelling units that were previously on the site through the addition of a (3) bedroom, (2) bath single-family residence (1401 GSF), where the former historic adobe duplex, will function as an attached (1) bedroom, (1) bath ADU (628 GSF). This increased density will be made possible via the existing development zone's zero lot line.

The overall design is centered around two interior courtyards, each providing privacy, maximization of natural daylight and minimization of total lot coverage. At the front approach from 17th Street, the owner will rehabilitate and restore the existing adobe structure in accordance to the standards set-forth by the Secretary of Interior Standards for Rehabilitation of Historic Buildings.

Architecturally compatible raised panel wood doors and double-hung wood windows, prevalent to the historic period, will be utilized for the exterior of the existing adobe unit. The primary entry axis will be reconfigured to the rear, via the adjacent entry court (accessed via 17th Street). This area will function as a shared space for storage of trash, recycling and pedestrian access for both dwelling units. A newly restored bedroom and bath addition will be configured to the northwest of the adobe structure. The existing collapsed adobe wall will be restored, while new exterior walls will utilize masonry construction with a natural integral color lime plaster finish. (Texture to match existing historic structure). Exterior colors for both units will be determined by the adjacent development zone's color palette, which includes but is not limited to: whites, reds, purples, blues, creams, yellows and so-forth. A new



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zinc-corrugated metal roof will replace the current roof which is made of the same material. Utility lines for both units will be provided overhead from the street to the existing (but to be upgraded) meters located along the south facade. **[FIGURE 2].**



FIGURE 2

The new single-family residence addition, will embrace the materiality and form of the existing adobe structure while appearing architecturally distinct from the contributing historic property. Also accessed via the adjacent entry court, the new structure will maximize the site's zero lot lines. A central courtyard and rear garden allow for natural light to enter the residence, while eliminating the need for windows to the west and east of the property, respecting each adjacent neighbor's privacy. The north alley will provide access to the covered carport, garden & a secondary rear entry.

The house will emulate the gable roof of the existing adobe residence, but will utilize a flush concealed gutter at the top of the exterior masonry walls with no overhangs to manage on-site water and provide architectural differentiation. However, the north facade will project from the exterior face, unlike the south facade, which maintains a flat, continuous face, separating the two structures and providing architectural character. The gable roof to the north will have a 1 foot overhang, matching the existing adobe's roof overhangs, with an adjacent shed roof to the west at the rear entry porch and covered carport. All new roofs will be zinc-corrugated metal and will attempt to best match the existing slope of the historic adobe's roof.

Additionally, the new residence will be ~7 to 8 inches *below* the existing adobe's ridge height of 11'-6" above the finished grade on 17th Street, due to the site's change in grade. Exterior facade openings will be minimal and recessed, in keeping with the existing adobe vernacular. Landscaping for both structures will feature native desert vegetation. Although the 17th Street elevation maintains a zero lot-line coverage and technically does not require new landscape, new vegetation will still be provided at the current right-of-way, in keeping with neighboring front yards and shared public spaces.