

## 615 E. 5<sup>th</sup> St. Existing Porch Removal and Replacement

### Scope of Proposed Work

Remove existing deteriorated wood framed porch structure and replace it with new wood framed screened porch. The proposed porch structure will be subordinate in scale to the existing historic structure. The proposed work will include the rehabilitation of the eave along the north side to match the eaves of the existing house.

### Narrative Response to City of Tucson UDC 5.8.9 Design Standards

#### 5.8.9. Design Standards *(the standards for Contributing Properties are shown in italic)*

##### 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 .*

#### **Response:**

The proposed porch addition is intended to be compatible with the existing contributing historic building but also clearly distinguishable as new construction. The porch addition is designed as an additive subordinate element to the existing house, and as such will be proportionally smaller. This is consistent with other contributing buildings within the development zone, specifically 628 E. 5<sup>th</sup> St. (photo below) The addition will be compliant with the West University Historic District Design Guidelines Section D – Additions:

1. The proposed addition is located at the rear of the existing residence and does not impact the primary street view.
2. The proposed addition will be simple and appropriate in size, i.e. smaller in scale than the historic house rather than larger and dominating. The addition will be compatible (visually harmonious, sympathetic, and complementary) with and differentiated from the existing building by utilizing the following:
  - Shed form is harmonious with the main residence hip roof and is similar to additions within the development zone.
  - Proposed materials are appropriate to an addition that is visibly differentiated from the historic building. The surrounding historic buildings derive many of their character-defining elements from the materials used to build them. Typically, the main residence is masonry construction with deep set openings and front porches are wood framed, often set-in from and smaller than the main volume and detailed to express the underlying change of construction material. The proposed porch addition is sympathetic to this approach.



628 E. 5<sup>th</sup> St. example of additive porch form



633 N. 1<sup>st</sup> Ave. example of additive porch form with a change of construction material

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.*

**Response:**

The proposed porch height will not exceed the eave line of the existing house.

Height of existing contributing building: 21'-0"

Height of proposed porch addition: 10'-10"

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.*

**Response:**

The proposed porch is located within the established setbacks of the existing house.

Established East Yard Setback: 6'-10"

Proposed Porch East Yard Setback: 9'-0"

Established West Yard Setback: 10'-0"

Proposed Porch West Yard Setback: 24'-0"

Established Rear Yard Setback: 48'-5"

Historic Prevailing Rear Yard Setback: 4'-0"

Proposed Porch Rear Yard Setback: 53'-8"

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.*

**Response:**

The proposed porch will have similar overall proportions (W,L,H) and square footage similar to rear porch additions located within the Development Zone.

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.*

**Response:**

The proposed shed roof is similar to rear porches located within the Development Zone.

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.*

**Response:**

The surface texture of vertical corrugated siding, corrugated metal roofing, and exposed wood structural members are similar to existing rear structures located within the Development Zone.

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 .*

**Response:**

The proposed porch is located at the rear of the existing house typical of rear porches within the Development Zone.

H. *Projections and Recession*

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.*

**Response:**

Projecting eave and roof extension at door is consistent with structures within the Development Zone.

*I. Details*

*2. Contributing Property*

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

**Response:**

Proposed stem wall foundations, exposed wood framing, and exposed rafter ends are compatible with character defining elements of existing buildings within the Development Zone.

*II. 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 .*

**Response:**

Additive shed form is similar to rear porches located within the Development Zone.

*III. 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 .*

**Response:**

Repeating wood structural elements, slatted wood siding, and vertically proportioned openings are characteristic of existing buildings within the Development Zone.

*IV. 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.*

**Response:**

Proposed materials including concrete, wood, steel, and clear polycarbonate are to be unpainted.

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.*

**No landscaping proposed.**

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.*

**No additional enclosures are proposed.**

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.*

**No additional utilities are proposed**

M. *Signs*

**No signs are proposed**

N. *Motor Vehicle and Bicycle Parking Areas Not Applicable.*

**None proposed**