

## Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Activity No. \_\_\_\_\_ Site Address: 825 N. 3rd Ave

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

Historic Status:  Contributing  Non-Contributing  Vacant

Applicant Name: Robert Knodle  Owner  Architect/Designer  Other:

Owner (if different): \_\_\_\_\_

Brief Description of Proposed Work: \_\_\_\_\_

Reviews of New Doorway and Roof Repair/Reroof/Chimney Replacement

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

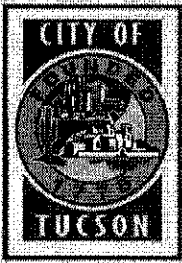
HZAB Review Date(s): \_\_\_\_\_

PRS Review Date(s): \_\_\_\_\_

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 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: March 3, 2022 PSDS Activity Number: \_\_\_\_\_

HPZ Case Number: \_\_\_\_\_

Property Development Name: \_\_\_\_\_

Property Address: 825 N. 3<sup>rd</sup> Ave

Pima County Assessor Parcel Number(s): 117-03-0450

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

Applicant Name: Robert Knodle  Owner  Architect/Designer  Other

Applicant Address: 4043 S Amber Rock Ave

City/State/Zip: Tucson, AZ 85735

Phone: 206-293-8262 Email: knodle@earthlink.net

Property Owner Name: Robert Knodle

Property Owner Phone: above

Property Owner Email: above

Description of Use (if Resident Artisan): \_\_\_\_\_

Signature of Owner: Robert Knodle

Signature of Applicant (if not owner): \_\_\_\_\_

## PROPOSED NEW CONSTRUCTION or ALTERATION

Please See Attached Description

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, 1<sup>st</sup> 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.

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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: Robert Knudde

Date: 3/3/22

The application covers two items:

**Doorway Review:** Proposal to lower the sill of an existing window to create a new south side yard access from the Main House. This is necessary to separate the Guest House Laundry/Storage room from the main house, and to create a bathroom accessible to guests in the Main House while maintaining the privacy of Main House residents.

**Roof Repairs/Chimney Replacement Review:** Proposal to repair the Front /east fascia, and the replacement of the existing unused stucco-brick chimney with a stucco-framing structure. This chimney replacement is necessary to create empty interior space for the relocation of an outdoor water heater. The new chimney will maintain the size and appearance of the existing chimney.

**All Historic Zones – Resource Checklist for Applicants and Review Boards**

UDC 5.8 Historic Preservation Zones

HPZ Case No.: \_\_\_\_\_ Site Address: 825 N 3<sup>rd</sup> Ave (Doorway)

<b>Development Zone</b> UDC 5.8.9.A	<input type="checkbox"/> Development zone properly defined	
<b>Height</b> UDC 5.8.9.B	<input type="checkbox"/> New additions no higher than tallest contributor in development zone <input type="checkbox"/> Generally conforms to typical height within development zone	
<b>Setbacks</b> UDC 5.8.9.C	<input type="checkbox"/> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
<b>Site Utilization</b> UDC 5.8.9.G	<input type="checkbox"/> Consistent with site utilization (spacing between buildings) of contributors within the development zone	
<b>Building Form</b> UDC 5.8.9.J	<input type="checkbox"/> Size, scale and mass of additions compatible with existing structure and with contributors in development zone	
<b>Rhythm</b> UDC 5.8.9.K	<input checked="" type="checkbox"/> Proportion, patterns and rhythm of openings, additions, compatible with those of existing structure and those of contributors within development zone	
<b>Color</b> UDC 5.8.9.L.1	<input checked="" type="checkbox"/> Appropriate to architectural style of structure and historic period (May only be considered as part of a required HPZ review)	
<b>Landscaping</b> UDC 5.8.9.L.2	<input type="checkbox"/> Plantings and ornamental features reflect historic period of subject structure (May only be considered as part of a required HPZ review)	
<b>Enclosures</b> UDC 5.8.9.L.3	<input type="checkbox"/> Fences, walls, or other physical features compatible with architectural style of subject structure and contributing properties within the development zone	
<b>Utilities</b> UDC 5.8.9.L.4	<input type="checkbox"/> New aboveground power and telephone lines and utility connections are appropriate.	
<b>Motor Vehicle &amp; Parking Areas</b> UDC 5.8.9.N	<input type="checkbox"/> Off-site parking spaces for uses within HPZ not more than 600 feet away <input type="checkbox"/> New and modified vehicular use areas landscaped and screened using compatible structural and plant materials	
<b>Signs</b> UDC 5.8.9.M	<input type="checkbox"/> Meets requirements (refer to Sign Code)	
	<b>Contributing Property Modifications</b>	<b>New Construction or Non-Contributing Property Modifications</b>
<b>General</b> UDC 5.8.9.A	<input type="checkbox"/> Changes reflect architectural style and characteristics of existing structure. (Renovation to earlier historic style of property is acceptable). <input type="checkbox"/> Changes conform to design standards of contributing properties within development zone	<input type="checkbox"/> Reflects architectural style of, and is compatible with contributing properties within development zone.  (New construction is not to be mistaken for an original historic building).
<b>Proportion</b> UDC 5.8.9.D	<input type="checkbox"/> Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone	<input type="checkbox"/> Reflects prevailing proportions of contributing properties in development zone
<b>Roof Types</b> UDC 5.8.9.E	<input type="checkbox"/> Changes have a roof compatible in configuration, mass, and materials to that of the style of the existing structure	<input type="checkbox"/> Roof compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone.
<b>Surface Texture</b> UDC 5.8.9.F	<input type="checkbox"/> Appropriate to historical style of existing structure.	<input type="checkbox"/> Appropriate to the historic style of similar structures within the development zone and reflects historic periods existing within HPZ
<b>Projections and Recessions</b> UDC 5.8.9.H	<input type="checkbox"/> Appropriate to the style of the existing structure	<input type="checkbox"/> Compatible with existing historic styles in the development zone and reflecting historic periods of HPZ
<b>Details</b> UDC 5.8.9.I	<input type="checkbox"/> Appropriate to the style of the existing structure	<input type="checkbox"/> Compatible with existing historic styles in the development zone and reflecting historic periods of HPZ

**All Historic Zones – Resource Checklist for Applicants and Review Boards**

TSM 9-02.7.1 Specific Historic Preservation Zone Guidelines (General)

- A. Exterior alterations and changes are minimal;
- B. Alterations are compatible with the structure's original design;
- C. New construction is compatible with surrounding properties, in terms of materials and architectural style and character;
- D. Alterations or renovations visible from the street are minimal;
- E. Alterations or changes to original roof form, building materials, and details (character-defining features) are minimal;
- F. All construction materials are appropriate to the building and to the neighborhood;
- G. The size, shape, and materials of window and door openings are maintained; and,
- H. Any historical and distinctive architectural details are to remain.

**REVISED SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS**

- Property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships
- Historic character to be retained and preserved. Removal of distinctive materials is to be avoided.
- Building is a physical record of its time, place and use. No conjectural features or "false sense of history"
- Retain any alterations that have acquired historical significance in their own right
- Distinctive materials, features, finishes and, construction techniques or examples of craftsmanship preserved
- Repair options fully explored before replacement is considered; where replacement is the only option, the new features will match the old. Replacement of missing features substantiated by documentary and physical evidence.
- No chemical or physical treatments that would cause damage to historic materials
- If there are any known archaeological resources, they are to be preserved in place or mitigated
- New additions/exterior alterations may not destroy historic materials, features, and spatial relationships that characterize the property. New work must be differentiated from the old
- New additions, if removed in the future, would leave the essential form and integrity of the property and its environment unimpaired

**Notes:**

*See attached note and Door Description*

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Notes for Proposed Doorway Alteration to 825 N 3<sup>rd</sup> Ave relative to  
"Resource Checklist for Applicants and Review Boards"

Rhythm, UDC 5.8.9.K

Proposed lowering of sill of existing window to create a doorway maintains the maximum amount of the South Wall's rhythm.

Color, UDC 5.8.9.L.1

The wood door below, stained brown. Supplied by Frank Lumber and Door.



**All Historic Zones – Resource Checklist for Applicants and Review Boards**

UDC 5.8 Historic Preservation Zones

HPZ Case No.: \_\_\_\_\_ Site Address: 825 3<sup>rd</sup> Ave N. (Roof)

<b>Development Zone</b> UDC 5.8.9.A	<input type="checkbox"/> Development zone properly defined	
<b>Height</b> UDC 5.8.9.B	<input type="checkbox"/> New additions no higher than tallest contributor in development zone	
	<input type="checkbox"/> Generally conforms to typical height within development zone	
<b>Setbacks</b> UDC 5.8.9.C	<input type="checkbox"/> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
<b>Site Utilization</b> UDC 5.8.9.G	<input type="checkbox"/> Consistent with site utilization (spacing between buildings) of contributors within the development zone	
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<b>Landscaping</b> UDC 5.8.9.L.2	<input type="checkbox"/> Plantings and ornamental features reflect historic period of subject structure (May only be considered as part of a required HPZ review)	
<b>Enclosures</b> UDC 5.8.9.L.3	<input type="checkbox"/> Fences, walls, or other physical features compatible with architectural style of subject structure and contributing properties within the development zone	
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Notes:

*See attached notes*

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Notes for Proposed Roof Repairs and Roof Alteration to 825 N 3<sup>rd</sup> Ave relative to  
"Resource Checklist for Applicants and Review Boards"

Color, UDC 5.8.9.L.1  
roof at

Owens Corning Landmark (Architectural) Desert Tan, similar to  
existing roof at 848 N 3<sup>rd</sup> Ave in the Design Zone

General, UDC 5.8.9.A and all others

All repairs of roof to restore original details and structure.

The Alteration/replacement of the existing stuccoed brick  
Chimney with stuccoed framing of same dimensions allows for  
utilization of interior space below for relocation of non-  
contributing placement of the water heater currently on the  
exterior of the north side of building. (See attached photos)