



FULL HISTORIC REVIEW

EXECUTIVE SUMMARY

DATE: July 21, 2026

ACTIVITY NUMBER:	SD-0326-00051
RELATED ACTIVITY NUMBERS:	TC-RES-1225-06221
LOCATION:	848 S 4TH AVE (PARCEL #11708075E)
ZONING:	HR-3
HISTORIC ZONE/DISTRICT:	ARMORY PARK HPZ
APPLICANT:	ALEX ENOCH
PROJECT NAME:	ADU AND CARPORT CONVERSION
STAFF CONTACT:	MICHAEL TAKU, HP LEAD PLANNER

PROPOSED PROJECT

There are two proposed projects: a detached 800 sq. ft. ADU and conversion of a carport into 309 sq. ft. of conditioned space. The ADU will have a max ridge height of 11' 6-7/8", a 2.5:12 roof pitch, and grey asphalt shingles. Clad in white stucco. Six Pelle wood windows, SH, 1-over-1 lite pattern, and inset/recessed and one Pelle wood casement. Exterior French style, fiberglass doors facing South. Carport conversion will be clad in a 4" brick veneer with Pelle wood windows, SH, 1-over-1 lite pattern, and inset/recessed. Roof to match existing in pitch, color, and materials.

PROPERTY DESCRIPTION

The lot is 0.16 acres (6,962 sq. ft) and contains an existing one-story Ranch style house built circa 1975 and which is a contributor to the Armory Park HPZ. The residence features an open carport, brick exterior and low gable roof with composite shingles and chimney. The windows are flat structural openings with no trims and aluminum sliders. A chain-link fence aligns with the east (front) and north property lines, and a masonry wall aligns with the south and west property lines.

APPLICABLE PRESERVATION STANDARDS

Pursuant to provisions of Section 5.8.9 of the City of Tucson Unified Development Code (UDC), the proposed project must be reviewed for compliance with historic preservation standards by the Historic Preservation Office (HPO), the Armory Park Zone Advisory Board, and the Plans Review Subcommittee (PRS) of the Tucson Pima County Historical Commission. Applicable preservation standards include:

- Section 5.8 of the City of Tucson Unified Development Code (UDC)
- Technical Standards Manual Section 9-02
- The Secretary of the Interior's Standards for Rehabilitation
- Armory Park Historic Zone Design Guidelines

HISTORIC ZONE ADVISORY BOARD COMMENTS

On May 19, 2026, APHZAB reviewed and continued this project requesting the following revisions be made to the plans:

1. Make the windows on the existing house more appropriate to the style and age of the house, such as wood or metal clad wood windows that match proportions/configurations of existing windows on the main house
2. The new east facing carport façade should be set back so that it does not align with the front façade; it should be differentiated from the main house by color or some other feature to reflect that the addition is not original to the design
3. Clarify on plans the use of brick, brick veneer, and/or stone veneer
4. ADU floor plans to be rotated 180 degrees, so entrance faces 19th Street
5. New strategy for the person access from 19th Street to the ADU
6. Wood gate on south side that will serve as access for the ADU should be a “person gate”
7. Revise the site plan to show existing driveway placement, modifications to access routes, and setbacks
8. New construction setback not to be greater than prevailing/existing setback along 19th Street

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public comments regarding the proposed project.

ZONING & BUILDING CODE REQUIREMENTS

This review applies only to the project's compliance with historic preservation standards. Compliance with all other applicable zoning and building code regulations is required to obtain a building permit. Changes made to the plan to achieve compliance with these other code requirements may require another review for compliance with historic preservation standards.

STAFF FINDINGS

The applicant has revised the plans to meet most of the APHZAB requests, however staff are still concerned that the new carport infill is not differentiated enough from the main residence given the original home is brick and the proposed infill is also brick. To better differentiate old from new, stucco or horizontal wood siding would be a better choice. Additionally, is recommended to break up the blank façade that is proposed for the front wall of the infill, as a blank wall at the front façade is not in keeping with historical fenestration patterns of the existing home or of surrounding homes. A ribbon window or grouped window openings is recommended for the front façade of the new addition.

Note: It is advised that the applicant confer with the Arizona State Historic Preservation Office (SHPO) as early as possible to ensure that the proposed project will not compromise participation in the State Property Tax Reduction Program. Contact SHPO at: spt@azstateparks.gov.

Contributing Property Modifications & Additions (UDC 5.8, TSM 9-02.7.0, SOI Standards, HPZ Design Guidelines)			
S	D	NA	Staff Comments
S - satisfies D - does not satisfy NA - not applicable			
☒	☐	☐	(1) <u>Minimal Exterior Changes</u> Exterior alterations and changes are minimal; property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships
☐	☒	☐	(2) <u>Visibility</u> Alterations or renovations visible from the street are minimal
☒	☐	☐	(3) <u>Height</u> Height generally conforms to typical height within development zone; new additions are no higher than the tallest contributor of the same use in the development zone (e.g. principal buildings are compared to principal buildings, accessory structures are compared to accessory structures except for Accessory Dwelling Units, which are compared to primary buildings); and height of new buildings are compatible with the height of neighboring contributing historic properties.
☒	☐	☐	(4) <u>Roof Types</u> New or replaced roof is compatible in configuration, mass, and materials to that of the existing structure
☒	☐	☐	(5) <u>Setbacks</u> Maintains prevailing street and interior perimeter yard setbacks within its development zone
☒	☐	☐	(6) <u>Site Utilization</u> Spacing between buildings is consistent with that of contributors within the development zone
☒	☐	☐	(7) <u>Building Form</u> Size, scale and mass of additions are compatible with existing structure and with contributors in development zone
☒	☐	☐	(8) <u>Proportion</u> Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone
☒	☐	☐	(9) <u>Projections and Recessions</u> Appropriate to the style of the existing structure
☐	☒	☐	(10) <u>Rhythm</u> Proportion, patterns and rhythm of openings, including at additions, are compatible with those of existing structure and those of contributors within development zone

☒ ☐ ☐	(11)	<u>Windows & Doors</u> The size, shape, and materials of window and door openings are maintained; repair options fully explored before replacement is considered; removals/infills are limited to only where necessary; evidence of original opening is maintained; where replacement is the only option, the new features will match the original	
☐ ☒ ☐	(12)	<u>Materials</u> All construction materials are appropriate to the building and to the neighborhood	The main concern is whether the proposed infilled carport infill is differentiated enough from the original home, given that the original home is brick and the proposed infill is also brick. To better differentiate old from new, stucco or horizontal wood siding might be a better choice.
☐ ☒ ☐	(13)	<u>Surface Textures</u> Appropriate to historical style of existing structure; and may be differentiated at additions	See comment above.
☒ ☐ ☐	(14)	<u>Colors</u> Appropriate to architectural style of structure and historic period (may only be considered as part of a required HPZ review)	
☐ ☒ ☐	(15)	<u>Character-Defining Features</u> (a) Alterations or changes to character-defining features are minimal; any historical and distinctive architectural details remain (b) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship are preserved; No chemical or physical treatments that would cause damage to historic materials (c) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved (d) 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	The open carport is a character-defining feature. Proposed infill will need to be more differentiated and compatible. See findings above.
☐ ☒ ☐	(16)	<u>Architectural Style</u> Architectural style of alterations and new construction is compatible but differentiated from historic structure on site and surrounding properties, but there are no conjectural features or elements that give a "false sense of history" (Renovation to earlier historic style of property is acceptable if based on documentary evidence)	Proposed brick infill addition is not differentiated enough from main house. Stucco or horizontal wood siding is recommended instead.

☒ ☐ ☐	(17)	<u>Details</u> New additions are appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings	
☒ ☐ ☐	(18)	<u>Reversibility</u> New additions, if removed in the future, leave the essential form and integrity of the property and its environment unimpaired	
☐ ☐ ☒	(19)	<u>Landscaping</u> Plantings and ornamental features reflect the historic period of subject structure (may only be considered as part of a required HPZ review)	
☐ ☐ ☒	(20)	<u>Enclosures</u> Fences, walls, or other physical features are compatible with architectural style of subject structure and contributing properties within the development zone	If new gate is proposed, applicant will need to provide elevation of new gate.
☐ ☐ ☒	(21)	<u>Utilities</u> New above ground power and telephone lines and utility connections are appropriately located	
☐ ☐ ☒	(22)	<u>Motor Vehicle & Parking Areas</u> (a) Off-site parking spaces for uses within HPZ are not more than 600 feet away (b) New and modified vehicular use areas are landscaped and screened using compatible structural and plant materials	Site plan needs to be revised to show correct parking area.

New Construction & Non-Contributing Property Modifications (UDC 5.8, TSM 9-02.7.0, SOI Standards, HPZ Design Guidelines)				
S	D	NA		Staff Comments
☒	☐	☐	(1) <u>General</u> Compatible with contributing properties within the HPZ (new construction is not mistaken for an original historic building)	
☒	☐	☐	(2) <u>Height</u> Height generally conforms to typical height within development zone; new buildings are no higher than the tallest contributor of the same use in the development zone (e.g. principal buildings are compared to principal buildings, accessory structures are compared to accessory structures except for Accessory Dwelling Units, which are compared to primary buildings); and height of new buildings are compatible with the height of neighboring contributing historic properties.	
☒	☐	☐	(3) <u>Roof Types</u> Roof is compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone	

☒ ☐ ☐	(4)	<u>Setbacks</u> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
☒ ☐ ☐	(5)	<u>Site Utilization</u> Spacing between building is consistent with that of contributors within the development zone	
☒ ☐ ☐	(6)	<u>Building Form</u> Size, scale and mass of additions are compatible with contributors within the development zone	
☒ ☐ ☐	(7)	<u>Proportion</u> Consistent with prevailing proportions of contributing properties within the development zone	
☒ ☐ ☐	(8)	<u>Projections and Recessions</u> Consistent with prevailing projections and recessions of contributing properties within the development zone	
☒ ☐ ☐	(9)	<u>Rhythm</u> Proportion, patterns and rhythm of openings, including at any additions, are compatible with those of contributors within development zone	
☒ ☐ ☐	(10)	<u>Windows & Doors</u> The size, shape, and materials of window and door openings are compatible with those of contributors within the development zone	
☒ ☐ ☐	(11)	<u>Materials</u> All construction materials are appropriate to the HPZ	
☒ ☐ ☐	(12)	<u>Surface Textures</u> Appropriate to historical style of the HPZ	
☒ ☐ ☐	(13)	<u>Colors</u> Appropriate to the HPZ (May only be considered as part of a required HPZ review)	
☒ ☐ ☐	(14)	<u>Architectural Style</u> New construction is compatible with surrounding properties, but there are no conjectural features or "false sense of history"	
☒ ☐ ☐	(15)	<u>Details</u> New construction is appropriate to styles found within the HPZ, while avoiding a false sense of historical development such as by adding conjectural features from other buildings	
☐ ☐ ☒	(16)	<u>Landscaping</u> Plantings and ornamental features reflect the historic period of the HPZ (may only be considered as part of a required HPZ review)	
☐ ☐ ☐	(17)	<u>Enclosures</u> Fences, walls, or other physical features are compatible with architectural style of contributing properties within the development zone	Applicant will need to provide elevation of proposed gate since they are now replacing it.

☐ ☐ ☒	(18)	<u>Utilities</u> New above ground power and telephone lines and utility connections are appropriate	
☐ ☐ ☒	(19)	<u>Motor Vehicle & Parking Areas</u> (a) Off-site parking spaces for uses within HPZ are not more than 600 feet away (b) New and modified vehicular use areas are landscaped and screened using compatible structural and plant materials	No new parking proposed.

REQUESTED ACTION

The Department seeks a recommendation whether to approve, approve of the conditions, or deny the proposed project.