



Narrative: Proposed ADU on property,
responsive to the immediate historic context

Address: 400 West Simpson Street
@ Samaniego Avenue,
El Hoyo/Barrio Historico, Tucson, Arizona

Parcel #: 11719001A

Parcel area: 9012.564 sq ft

Zoning: HR-2

Owners: Kara and Peter Fuhrman



The historic adobe structure was originally a neighborhood market, but closed in the late 1960s. Since then, it has existed as a residence, bed and breakfast, home, and guest rental. Kara and Peter purchased the home last year and would like to make various renovations, improvements, and additions on the property.

Future renovations to the existing primary structure are desired, but will be pursued in the future, not to be considered in this scope. This scope of work only considers the siting and zoning and design of a new Accessory Dwelling Unit and surrounding outdoor spaces.

We recognize, value, and are looking to compliment the historic and cultural significance of this property and structure. Due to its location, the topography, and cultural significance of the property, we are looking to respond in a manner that is respectful of those considerations above. Engaging the Samaniego streetfront in a humble, yet defined manner, distinguishing between Contributing Historic structures not only on the property but within the Development Zone, remaining deferential to the existing context.

Items for Consideration:

- ADU – Kara and Peter would like to construct a 900sf casita on the property for their mother. An entry courtyard meets the street level on Samaniego, and would propose a 12’ tall masonry /plaster wall that defines the entry to the ADU, respectful and in response to the Samaniego street front and neighboring structures. Because of the grade change, this height exceeds the 12’ code restriction for ADUs in the middle of the property, up to 14’ tall. The structure however remains deferential to its neighbors by about 3’ or more.
- Site Walls & Accessory Structure– We are proposing to replace the existing fence, not to exceed the height of the existing fence. There are 2 locations where accessory structures of plaster and masonry, meet the lot line and exceed the height. We would look to obtain a variance in those regards. One for the entry, and one for a storage unit/courtyard.
- Vehicle Entry – Re-locate curb cut slightly to the south on Samaniego Avenue to allow vehicle access.
- Swimming Pool – We are proposing to locate the swimming pool within the 8’ setback from the property lines. We have studied other residences with swimming pools and found that they are often placed adjacent to the property lines, or fall within the 8’ setback. (663 S Main Ave, 729 S Osborne Ave, 479 S Convent Ave, 392 S Convent Ave.)
- Shade Structures – Introduction of a partially or fully shaded pool ramada near the pool, between the house and ADU, and at the vehicle use area. Shade structures to be steel construction, with fabric/tensile shade cloths.
- Site Plan/Survey - a new survey has given us a clearer understanding of the topography and finish floor levels, which the drawings and design to date consider. They also highlight discrepancies in property line and fence locations regarding. We are hoping to remedy some of those discrepancies where possible, while needing some variance or flexibility in areas beyond our control.

- 1
- 2
- 3
- 4
- 5

Development Zone

Elysian Grove Site Plan

Proposed ADU Design & Site Sections

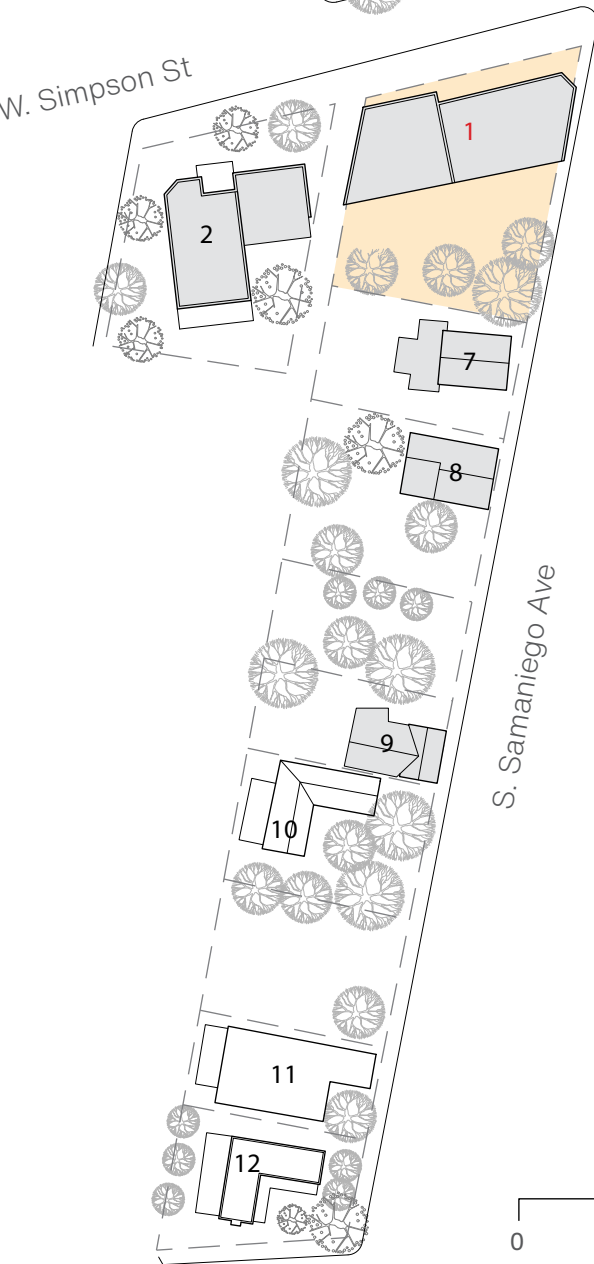
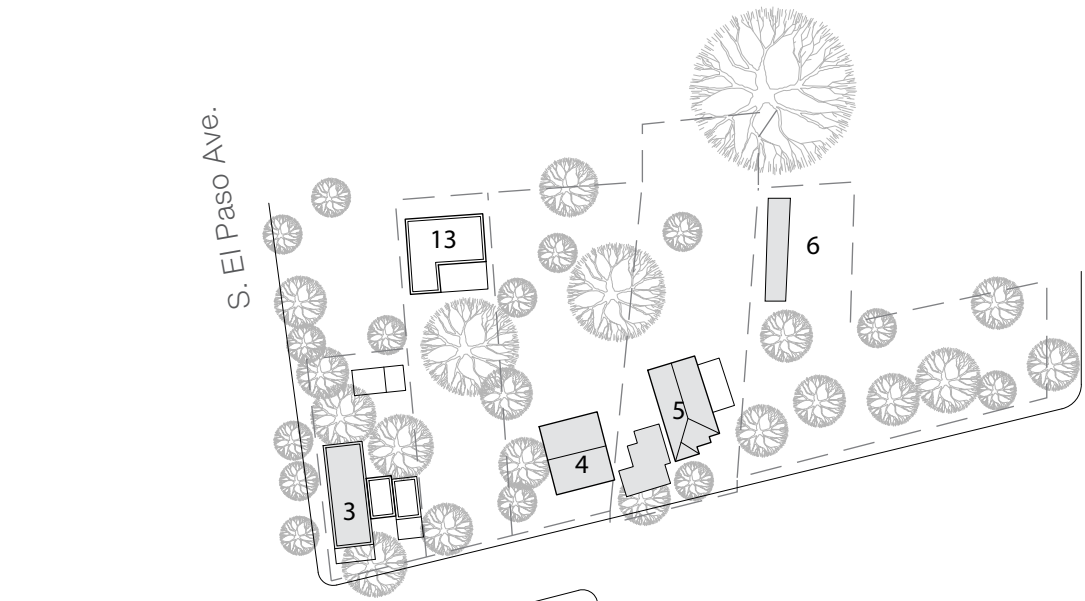
Proposed ADU Elevations

Existing Site Conditions - Photos & Drawings

Development Zone - *Barrio El Hoyo*
400 W. Simpson - Elysian Grove Market
Scale 1:1500



In our prior courtesy review, we had not accurately represented, or referenced the Development Zone. It was based on prior submissions for this property and historic review. Upon consultation with Jodie Brown, we have outlined and understood the development zone to consist of the properties shown on the left. For the purpose of this section, we will hone in on specific aspects and characteristics of the zone only. Our focus and design responses are in direct response to this development zone, while also abstracting some of the larger design elements that is characteristic of the Barrio Historico overall, and spanish colonial and mexican american building construction and spatial responses to our arid climate and cultural and historic region. We omitted Carrillo school on the following mappings for clarity in our studies.



— curbs
 - - property line
 Site - 400 W. Simpson

█ Contributing Structures/Properties:

- 1. 400 W Simpson
- 2. 408 W. Simpson
- 3. 350 W. Simpson
- 4. 346 W. Simpson
- 5. 357 W Simpson
- 6. 420-424 W. Simpson
- 7. 420 S. Samaniego Ave
- 8. 428 S. Samaniego Ave
- 9. 550 S. Samaniego Ave

□ Non-Contributing Structures/
 Properties:

- 10. 552 S. Samaniego Ave
- 11. 560 S. Samaniego Ave
- 12. 570 S. Samaniego Ave
- 13. 344 W. Simpson



0 50 100

Development Zone - Contributing Structures *Carrillo Elementary removed
 400 W. Simpson - Elysian Grove Market
 Scale 1:1000



Development Zone - Fences & Walls
 400 W. Simpson - Elysian Grove Market
 Scale 1:1000

350 - 424 W Simpson St



400 & 408 W Simpson St



- curbs
- - - solid fence
- · - · see thru fence
- masonry wall retaining

400 W Simpson St, 420 & 428 S. Samaniego Ave



550 - 570 S. Samaniego Ave



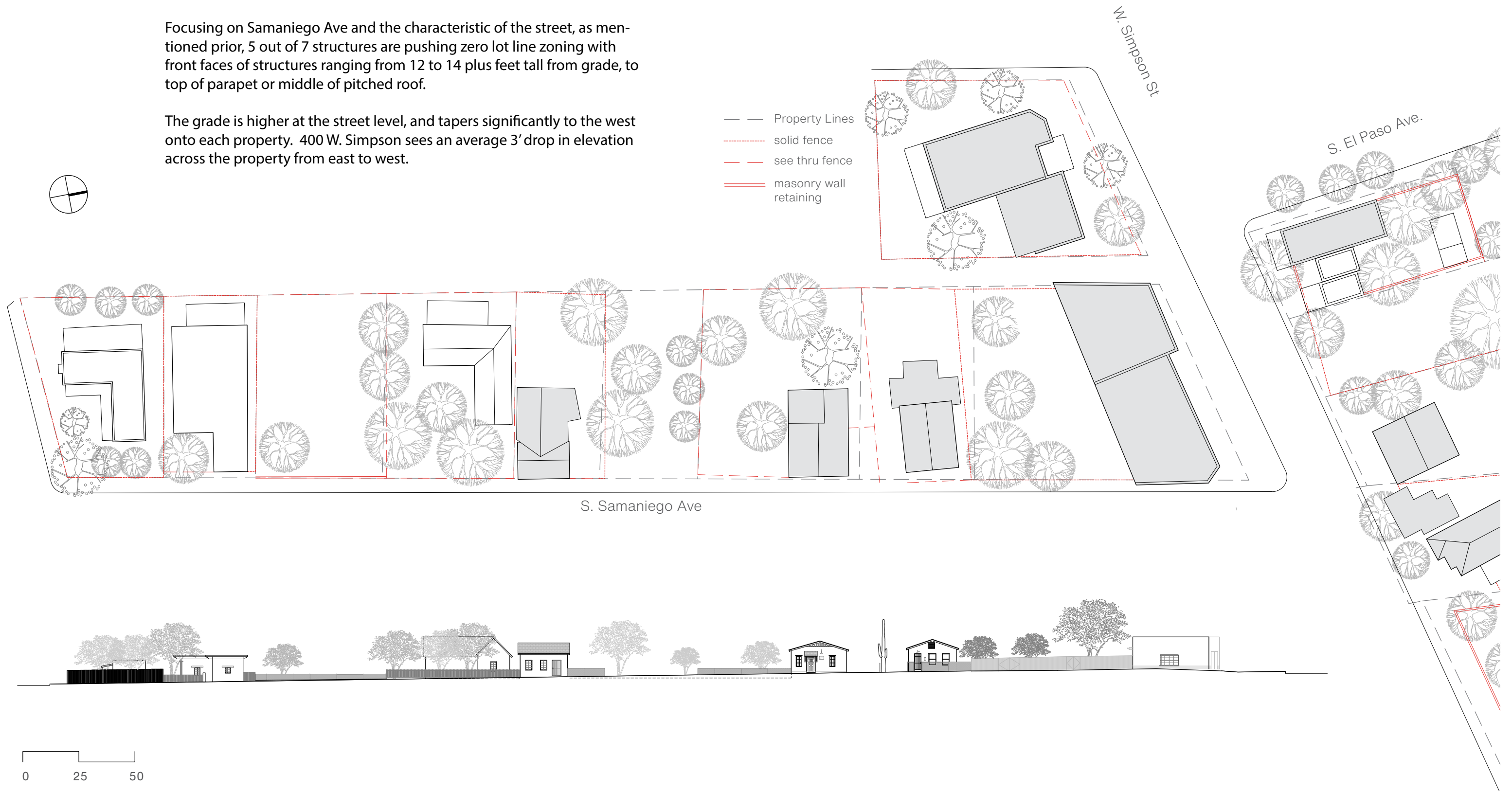
Notes & Observations:

1. Fences vary throughout the DZ. Most Front and side fences are 6' tall, corrugated, or wood. One Masonry Wall on a side/front yard at 350 W Simpson.
2. Most front yard fences along Samaniego are minimal or non-existent, are lower, and see through rod iron or chain link.
3. All 4 contributing structures on Samaniego are pushing the zero lot line, 1 Non-Contributing is, the other 2 are set back.

Development Zone - S. Samaniego Ave Study - Existing Condition Figure Ground & Street Elevation
 400 W. Simpson - Elysian Grove Market
 Scale 1:500

Focusing on Samaniego Ave and the characteristic of the street, as mentioned prior, 5 out of 7 structures are pushing zero lot line zoning with front faces of structures ranging from 12 to 14 plus feet tall from grade, to top of parapet or middle of pitched roof.

The grade is higher at the street level, and tapers significantly to the west onto each property. 400 W. Simpson sees an average 3' drop in elevation across the property from east to west.



Development Zone - S. Samaniego Ave Study - Proposed ADU Figure Ground & Street Elevation
 400 W. Simpson - Elysian Grove Market
 Scale 1:500

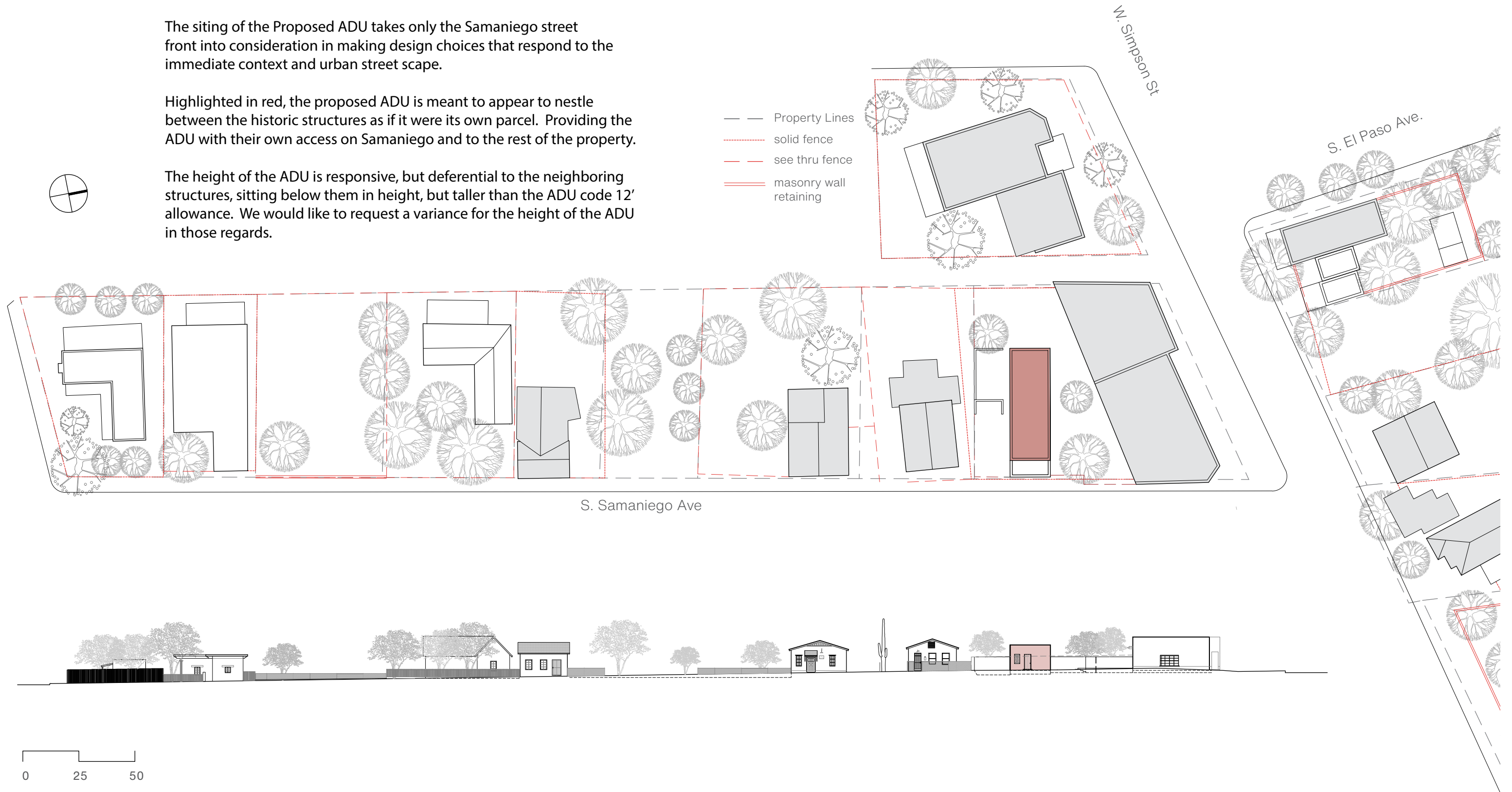
The siting of the Proposed ADU takes only the Samaniego street front into consideration in making design choices that respond to the immediate context and urban street scape.

Highlighted in red, the proposed ADU is meant to appear to nestle between the historic structures as if it were its own parcel. Providing the ADU with their own access on Samaniego and to the rest of the property.

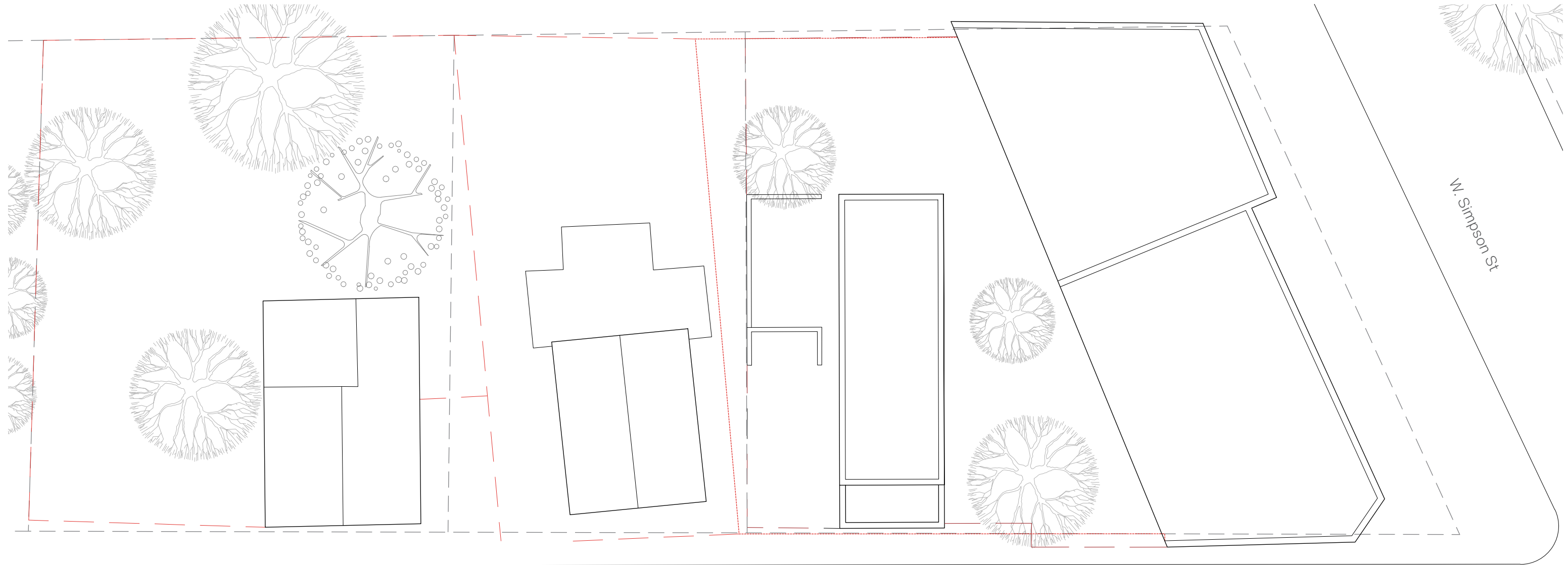
The height of the ADU is responsive, but deferential to the neighboring structures, sitting below them in height, but taller than the ADU code 12' allowance. We would like to request a variance for the height of the ADU in those regards.



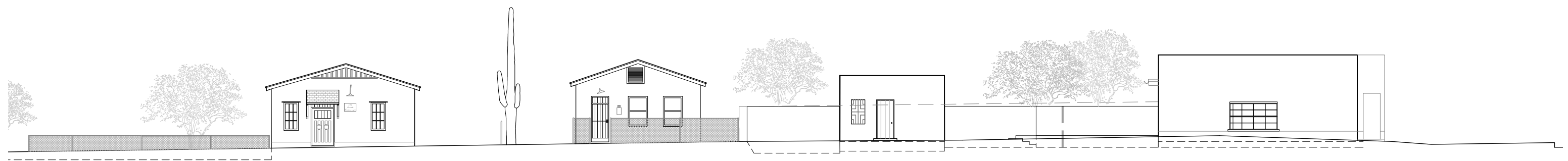
- — Property Lines
- - - - solid fence
- . - . - see thru fence
- ==== masonry wall retaining



Development Zone - S. Samaniego Ave Study - Proposed ADU Figure Ground & Street Elevation
400 W. Simpson - Elysian Grove Market
Scale 1:200













S. Samaniego Ave



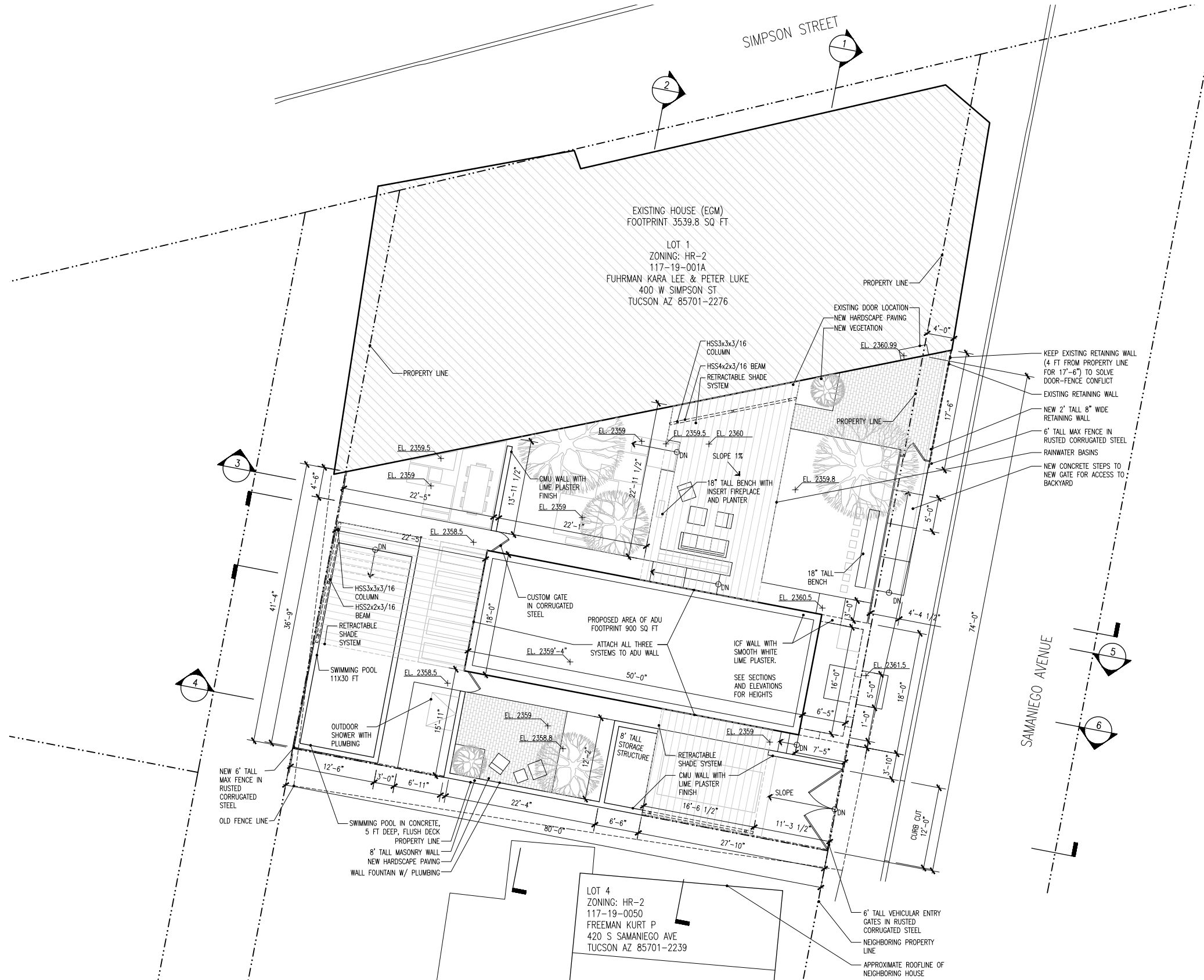
2	Elysian Grove Site Plan
3	Proposed ADU Design & Site Sections
4	Proposed ADU Elevations
5	Existing Site Conditions - Photos & Drawings



LOT COVERAGE CALCULATION SQ FT

	Lot Area	9012.56
	Existing Primary Structure (EGM)	3539.8 (39.2%)
	Proposed ADU	900 (10%)
	Existing Fence Area to be given back to Neighbor City	533
	3 Vehicular Use Area	337.5 (3.7%)
	Entry Courtyard	133.4 (1.4%)
	Storage Structure	83.5 (1%)
Total Lot Coverage		4994.2
Percentage Lot Coverage		55.4%
Total allowable Lot Coverage		6308.8 (70%)
 (TUCSON UDC: TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-2 ZONE)		
	Shade Structures	1181.8 (13.1%)
	1. Living Shade	518
	2. Pool Shade	403.5
	3. Car Shade	260.3
	Hardscape	1843.6
	4. Pool & Pool Patio	421.8
	5. ADU Private Patio	165.9
	6. Main Outdoor Courtyard	620.8
	7. Circulation	635.1
	Vegetation	862.6 (9.57%)

Elysian Grove Site Plan - Design Development Site Plan
 400 W. Simpson - Elysian Grove Market
 Scale 1/16" = 1'-0"



EXISTING HOUSE (EGM)
 FOOTPRINT 3539.8 SQ FT
 LOT 1
 ZONING: HR-2
 117-19-001A
 FUHRMAN KARA LEE & PETER LUKE
 400 W SIMPSON ST
 TUCSON AZ 85701-2276

LOT 4
 ZONING: HR-2
 117-19-0050
 FREEMAN KURT P
 420 S SAMANIEGO AVE
 TUCSON AZ 85701-2239

KEEP EXISTING RETAINING WALL
 (4 FT FROM PROPERTY LINE
 FOR 17'-6") TO SOLVE
 DOOR-FENCE CONFLICT
 EXISTING RETAINING WALL
 NEW 2' TALL 8" WIDE
 RETAINING WALL
 6' TALL MAX FENCE IN
 RUSTED CORRUGATED STEEL
 RAINWATER BASINS
 NEW CONCRETE STEPS TO
 NEW GATE FOR ACCESS TO
 BACKYARD

NEW 6' TALL
 MAX FENCE IN
 RUSTED
 CORRUGATED
 STEEL
 OLD FENCE LINE

SWIMMING POOL IN CONCRETE,
 5 FT DEEP, FLUSH DECK
 PROPERTY LINE
 8' TALL MASONRY WALL
 NEW HARDSCAPE PAVING
 WALL FOUNTAIN W/ PLUMBING

ICF WALL WITH
 SMOOTH WHITE
 LIME PLASTER.
 SEE SECTIONS
 AND ELEVATIONS
 FOR HEIGHTS

6' TALL VEHICULAR ENTRY
 GATES IN RUSTED
 CORRUGATED STEEL
 NEIGHBORING PROPERTY
 LINE
 APPROXIMATE ROOFLINE OF
 NEIGHBORING HOUSE

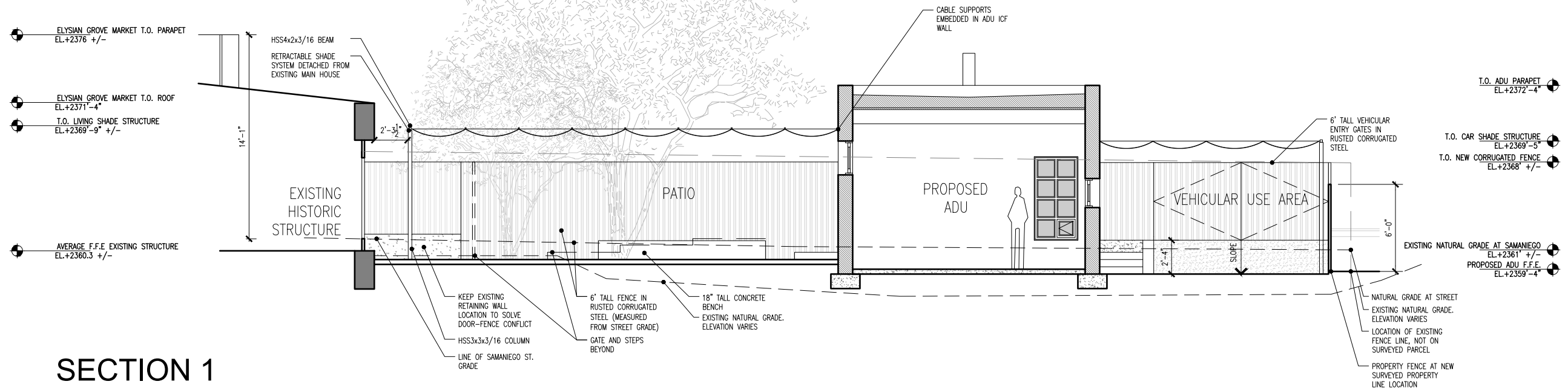
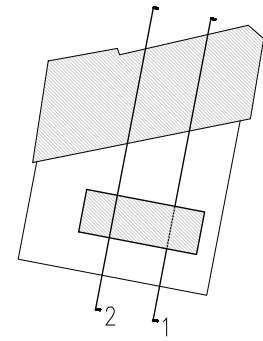
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Proposed ADU Design & Site Sections

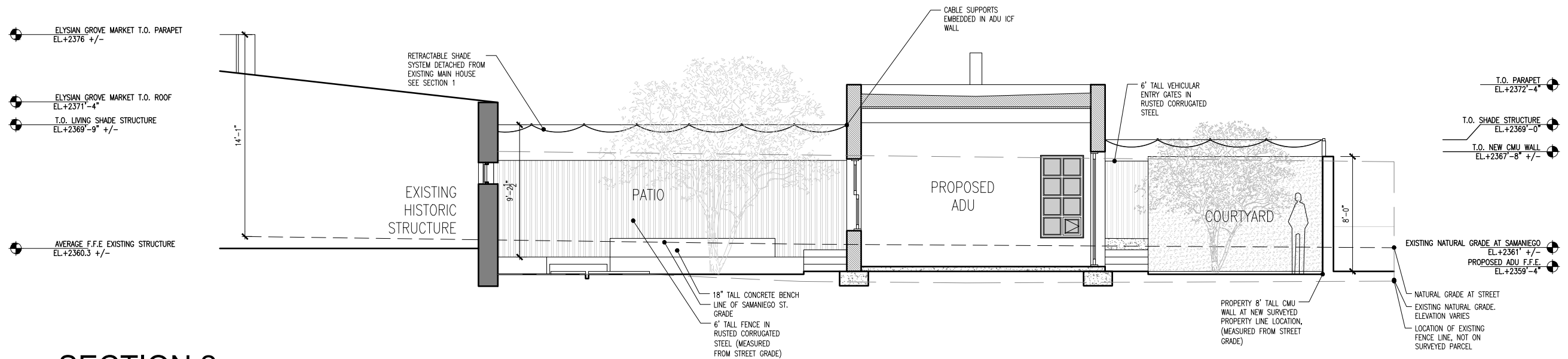
Proposed ADU Elevations

Existing Site Conditions - Photos & Drawings

Site Sections & Elevations
Scale 1/8" = 1'-0"

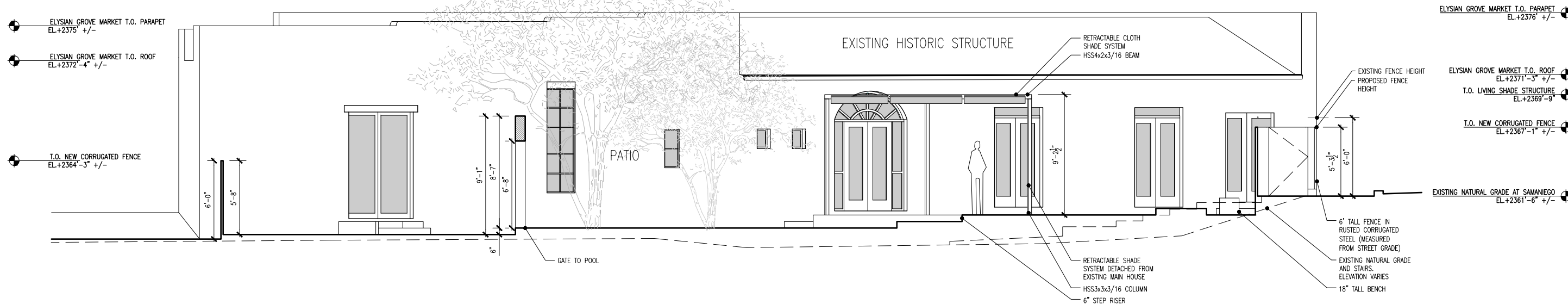
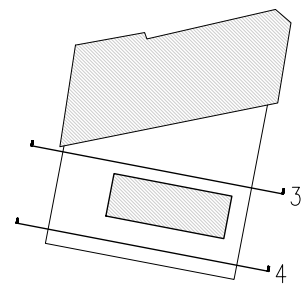


SECTION 1

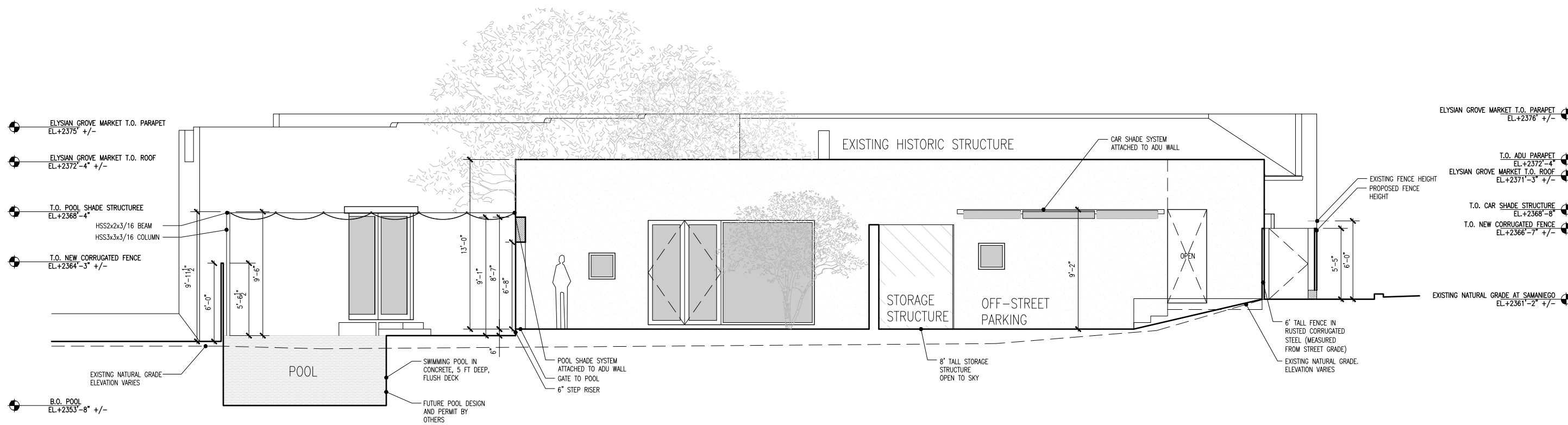


SECTION 2

Site Sections & Elevations
Scale 1/8" = 1'-0"

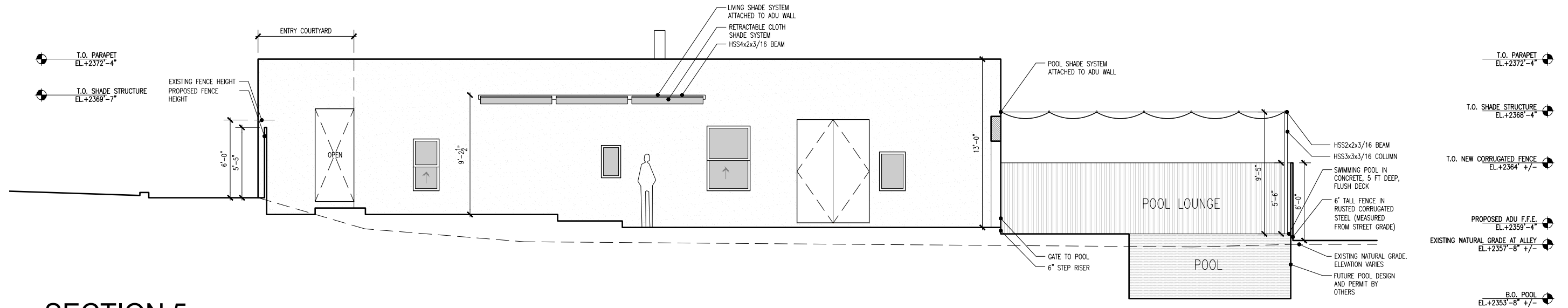
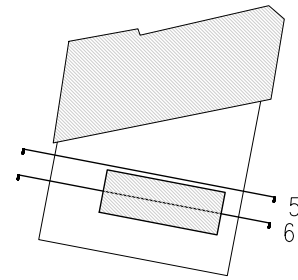


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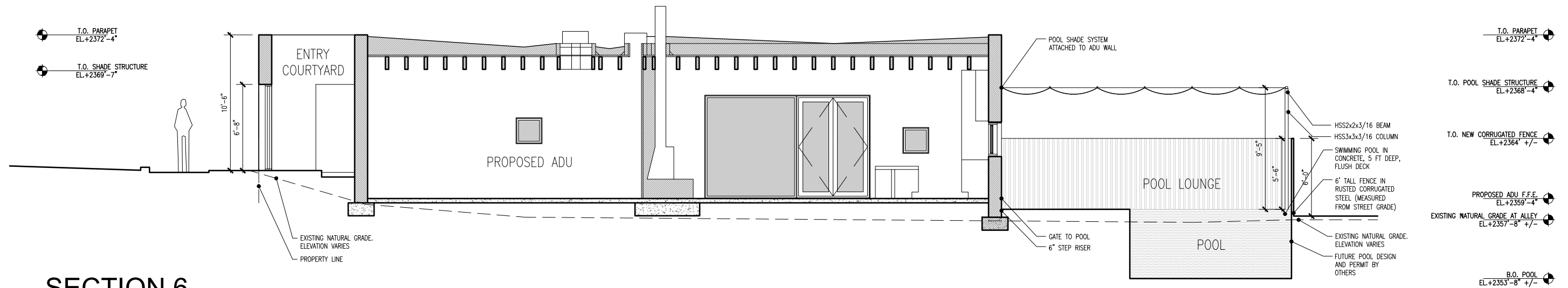


SECTION 4

Site Sections & Elevations
Scale 1/8" = 1'-0"



SECTION 5



SECTION 6

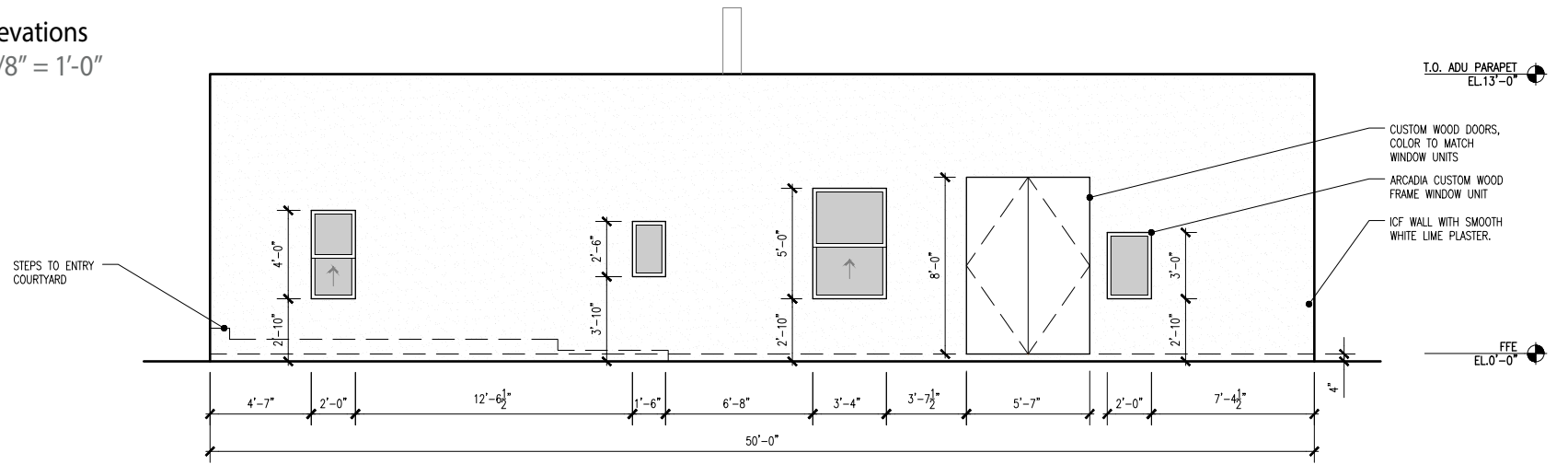
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Proposed ADU Elevations

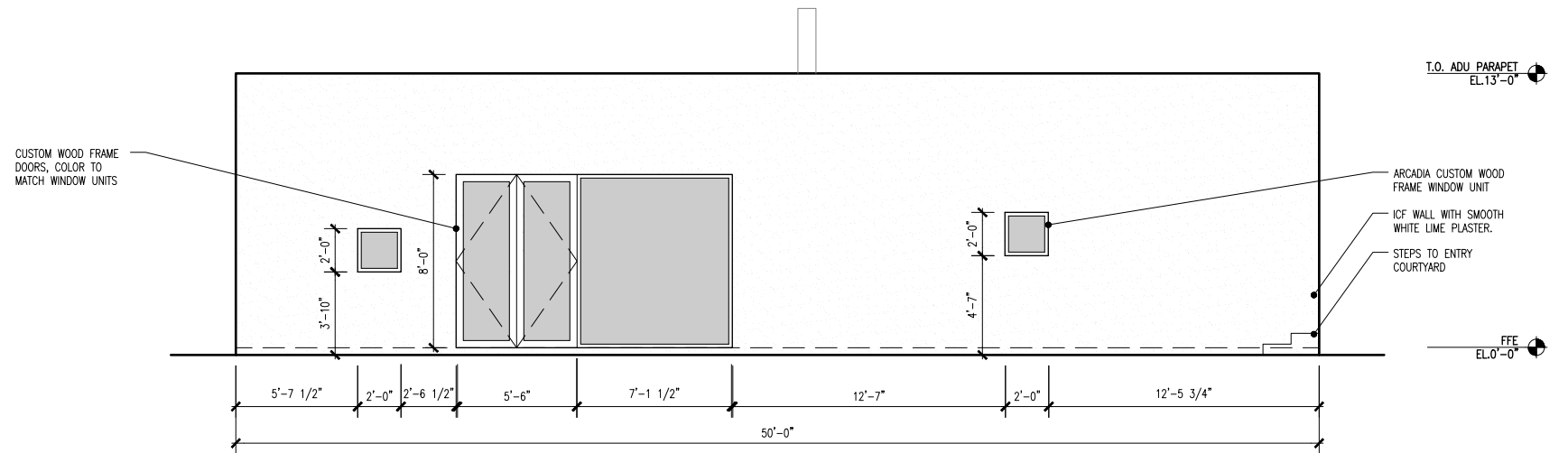
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Existing Site Conditions - Photos & Drawings

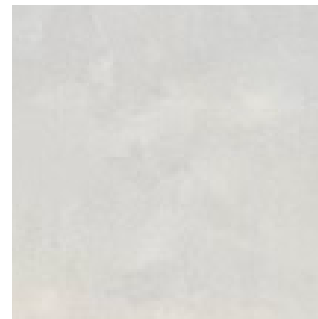
ADU Elevations
Scale 1/8" = 1'-0"



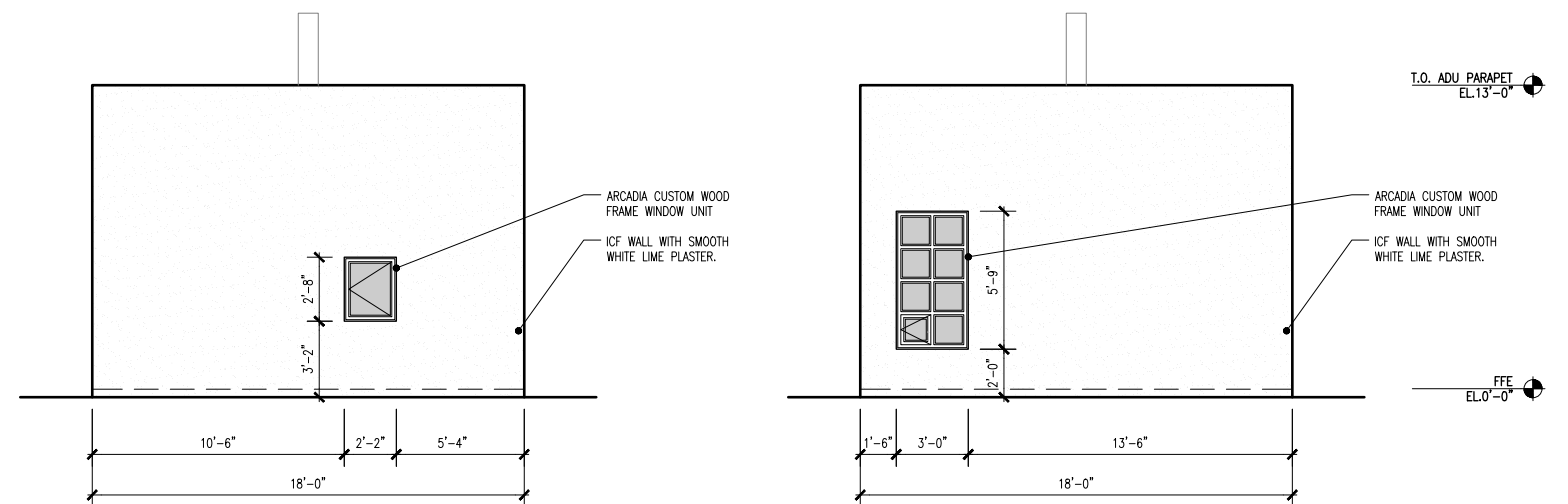
North Elevation



South Elevation



New ADU walls to have a smooth white lime plaster finish.



West Elevation

East Elevation

5

Existing Site Conditions - Photos & Drawings



1



2



3



4



5



6



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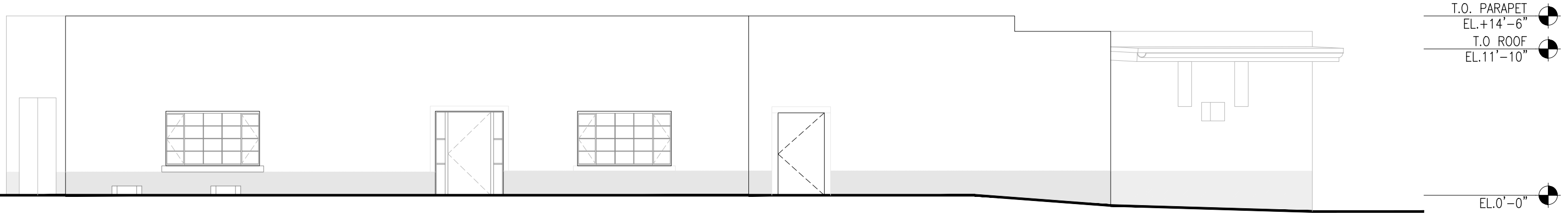


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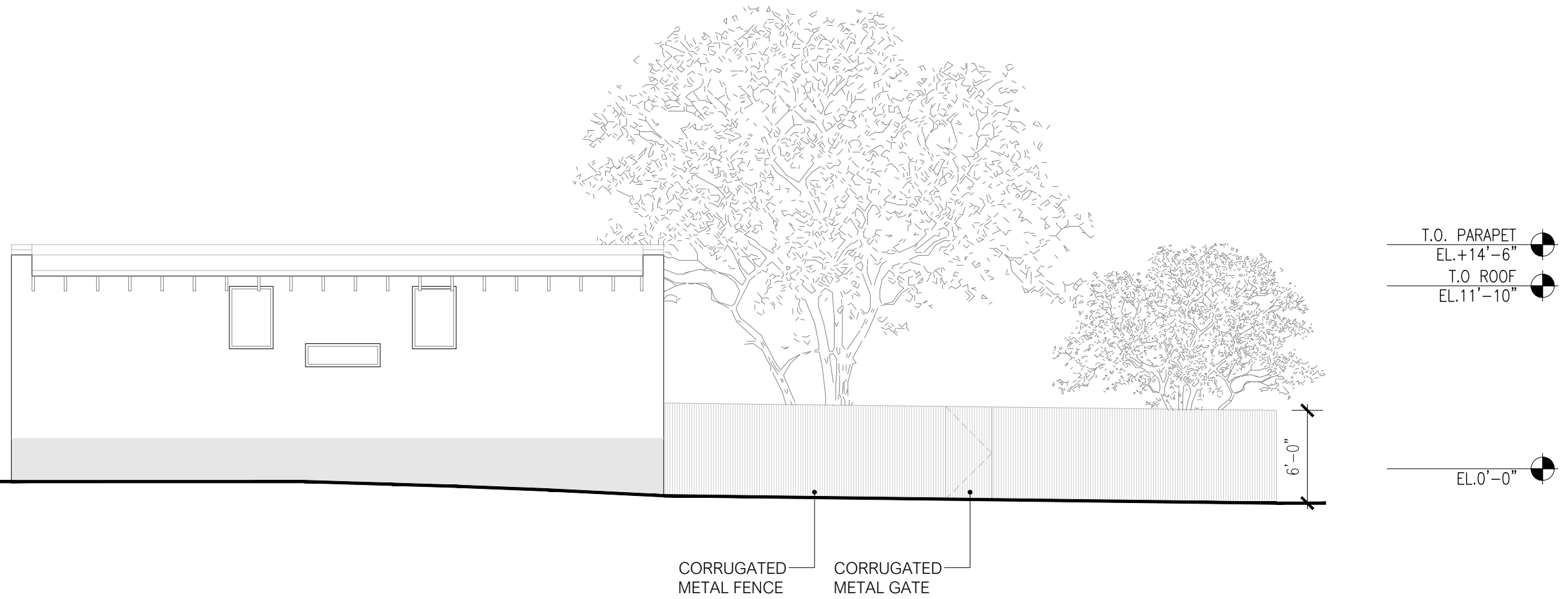
Existing Site Conditions

- 1. Photo looking Southwest
- 2. Photo looking East
- 3. Southeast Fence Corner
- 4. Off-site Parking
- 5. W Fence Condition Closeup
- 6. Photo looking South
- 7. Yard Stairs and Platform
- 8. Photo looking Southeast

Existing Elysian Grove Elevations, Primary Structure



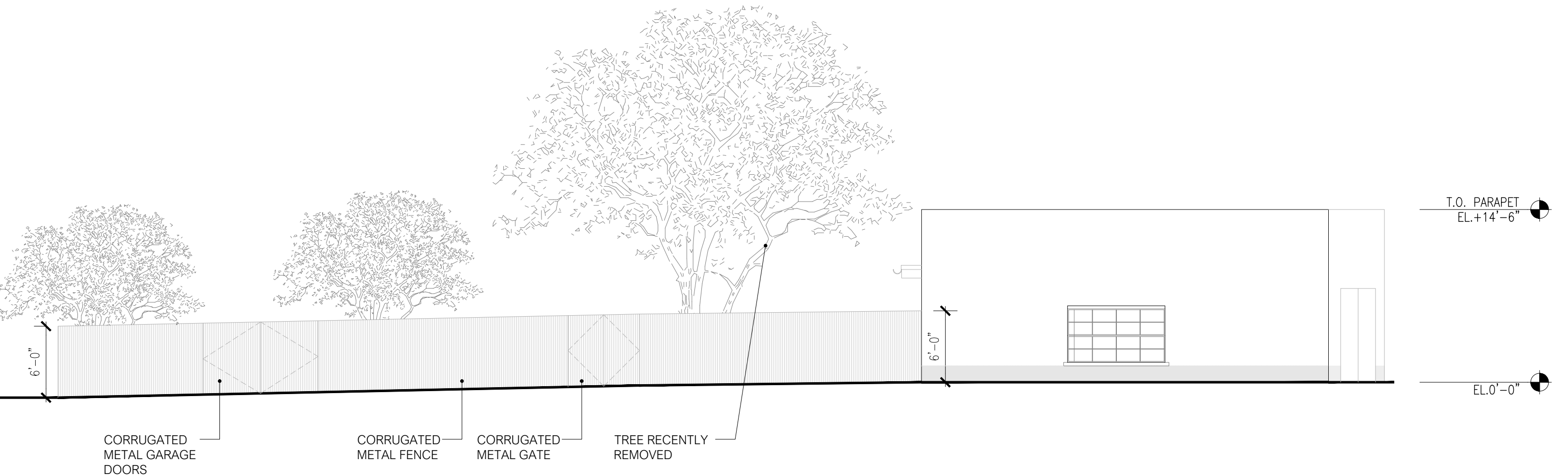
Above - North Elevation
Below - West Elevation



CORRUGATED METAL FENCE
CORRUGATED METAL GATE



Above - South Elevation
Below - East Elevation



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