

- Site
- Development Zone
- Contributing
- Non-Contributing

Items for Consideration:

- ADU:** Ken would like to construct, approximately, a 600 square foot ADU on his property for guests. The proposed site plan shows the ADU placed 6'-4" in the street perimeter side yard setback. This placement aligns the north facade with the historical setback of the existing house, and prevents any mature trees to be removed from the yard.
- Storage Shed & Carport Structure:** A carport shade structure attached to the new 72 square foot storage shed, height not to exceed 12 feet, would also be included in the alteration of the site.
- Landscaping:** Landscaping will be in part of the design scope and will abide by the historic preservation standards.

The property was purchased in 1873 and at the time, the building was said to have been a storage building and/or a banking business. Alterations to the building were made, such as the roof and room additions resulting in today's current look. The first recordings of residential use dates back to the 1890's. Currently, it is owned by Ken Godat, who resides on the property.

The owner would like to add one (1) Accessory Dwelling Unit, one (1) carport structure attached to a new storage shed, and landscaping of the back yard.

Narrative: Proposed addition of ADU, demolish outbuilding (laundry/storage), addition of new storage shed and carport shade structure

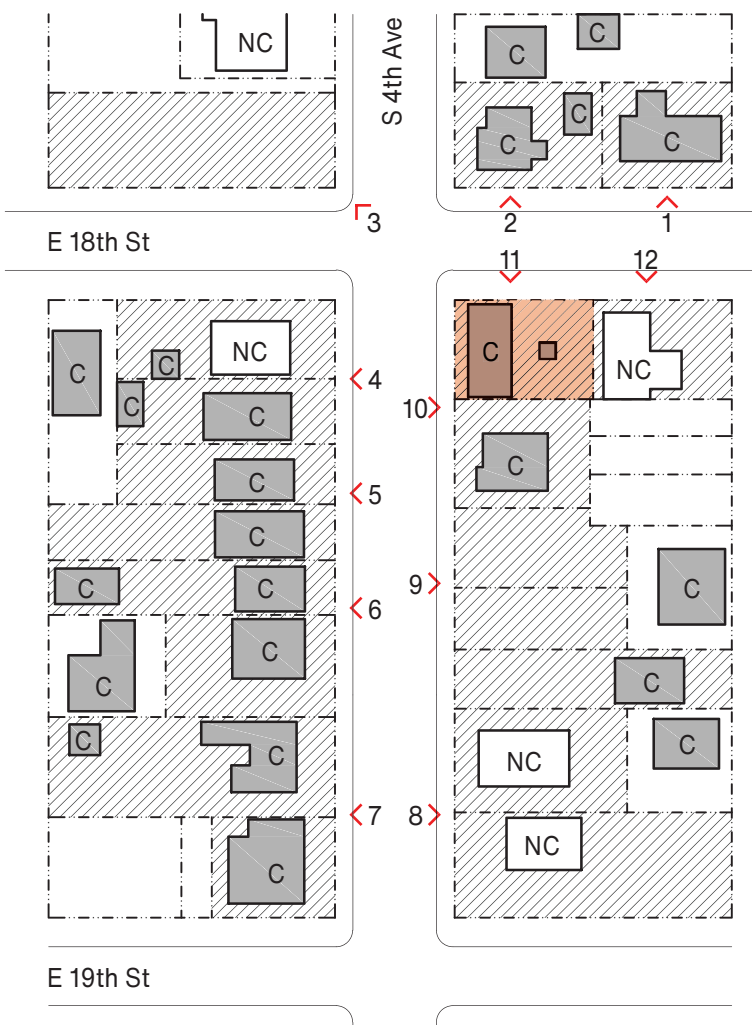
Address: 803 S 4th Ave. Tucson, Arizona

Parcel #: 117-08-0390

Parcel Area: 6098.4 square feet

Zoning: HR-3

Owner(s): Ken Godat





View of west facade (S 4th ave)



View of north facade (E 18th st)



View of east facade windows and door



View of existing shed looking northwest



View of existing shed looking southeast



View of east facade windows and french door



View of existing shed looking southwest



Stucco color and texture of existing main house
Window color to right of image



Stucco color and texture of existing site wall



New ADU walls to have a smooth stucco finish with color to match
existing house.

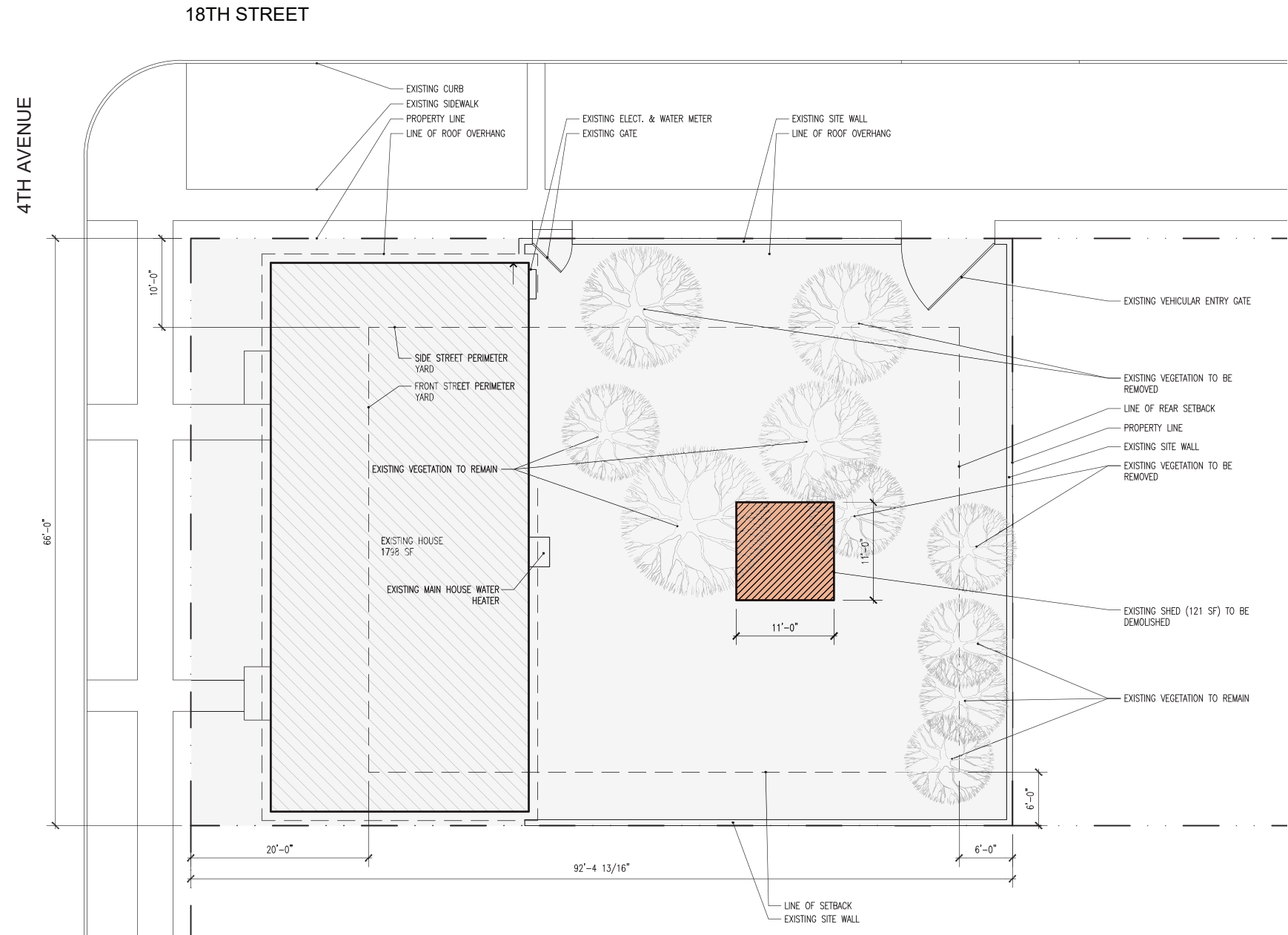
Existing Storage Shed: The owner is proposing to demolish the existing shed. (Orange)


We have submitted a request for re-evaluation. Jodie, who has been in contact with the SHPO has mentioned through email:

“They did agree that it appeared that it had been mistakenly included as a contributing element. I think we can move forward with the information through the APHZAB/PRS review processes. Meanwhile, SHPO will work on amending the inventory form.” - Email from Jodie sent 6/10/2022

We are awaiting the re-evaluation which will take place in November.

According to the Structure On National Register of Historic Places, the shed is labeled as “contributing”. From researching its history, we have found that its construction took place between the years of 1949 - 1974, mislabeling it as “contributing”. The 1996 Nomination Form for Expansion states the Period of Significance for Armory Park dates from the 1860’s to 1945.



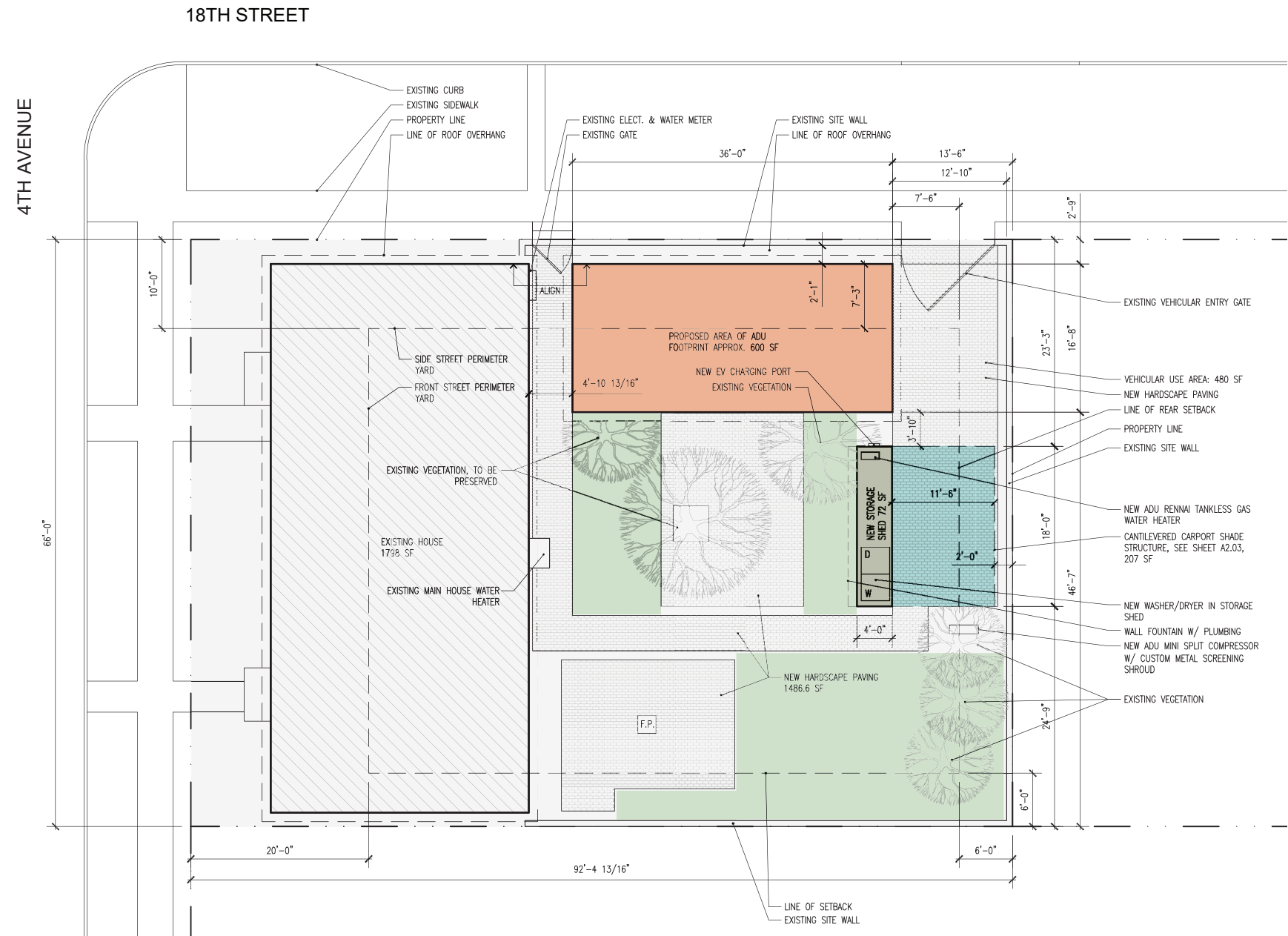
 Shed to be demolished



NEW ADU (600 SF): We plan to have the ADU continue the style, materials, and rhythms of the existing main house. We have proposed to align the ADU with the existing house. This prevents any mature trees from being removed and does not disturb the owner's existing garden to the south of the property.

NEW SHED (72 SF) AND CARPORT (207 SF SHADED): We propose to construct a new storage shed and attached carport, south of the new ADU. The shed will reflect the exterior finishes of the ADU; smooth stucco finish and rusted corrugated roof. The carport structure will cantilever off of the shed, with the structure setback 2'-0" from the east property line. Water will be redirected away from the neighboring property.

LANDSCAPING: We plan on designing the backyard with new hard-scape with native vegetation that compliments the property.



- New ADU
- New Storage Shed
- New Cantilevered Carport Shade Structure (attached to shed)
- Vegetation



NEW CONSTRUCTION (UDC 5.8.9.A.3): The new ADU construction will reflect the same style as the existing house. It will maintain a similar rusted corrugated hip roof and stucco to match existing house.

HEIGHT (UDC 5.8.9.B): The new ADU construction will maintain an 11'-2" height at the middle of hip roof with a ridge height of 13'-0". The height of the ADU is lower than the existing house.

SETBACK (UDC 5.8.9.C.3): The new ADU construction will align with the historic setback of the existing house, 2'-9" from the north property line. Through previous courtesy review's, this was an accepted proposal by the Armory Park Board. From the previous meeting, the process of a Design Development Option might not be needed if it were to be approved through the APHZAB Board.

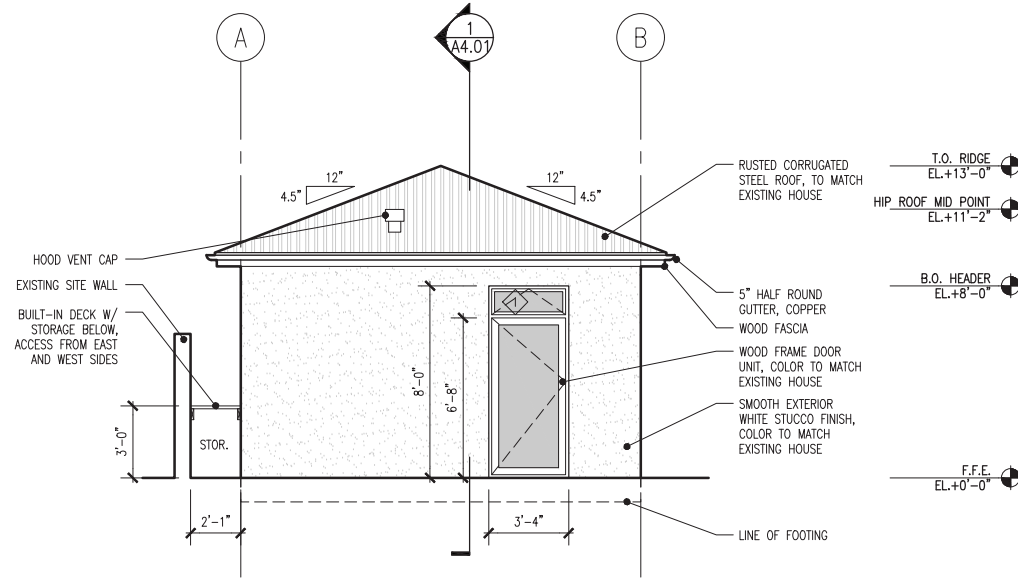
ROOF TYPE (UDC 5.8.9.E.3): The roof is a rusted corrugated metal hip roof to match existing house. A 5" half round copper gutter will be placed at the fascia to redirect rainwater.

SURFACE TEXTURE (UDC 5.8.9.F.3): Existing house is a rough cement stucco with white paint. Existing site wall is a sanded cement stucco with white paint. We are proposing a smooth stucco finish with color to match existing house.

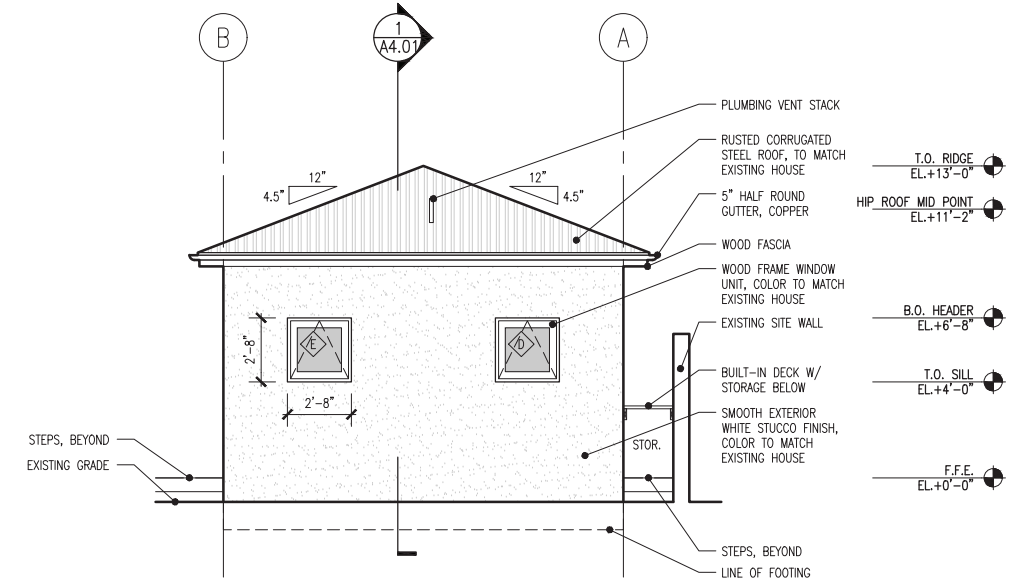
RHYTHM (UDC 5.8.9.K.3): The new ADU's repeating window layout will continue the rhythm of the 6'-0" wide window on the north facade of the existing house. The existing site wall will block half of the new ADU windows.

COLOR (UDC 5.8.9.L.1): We propose the ADU to have a smooth stucco finish and color to match existing house.

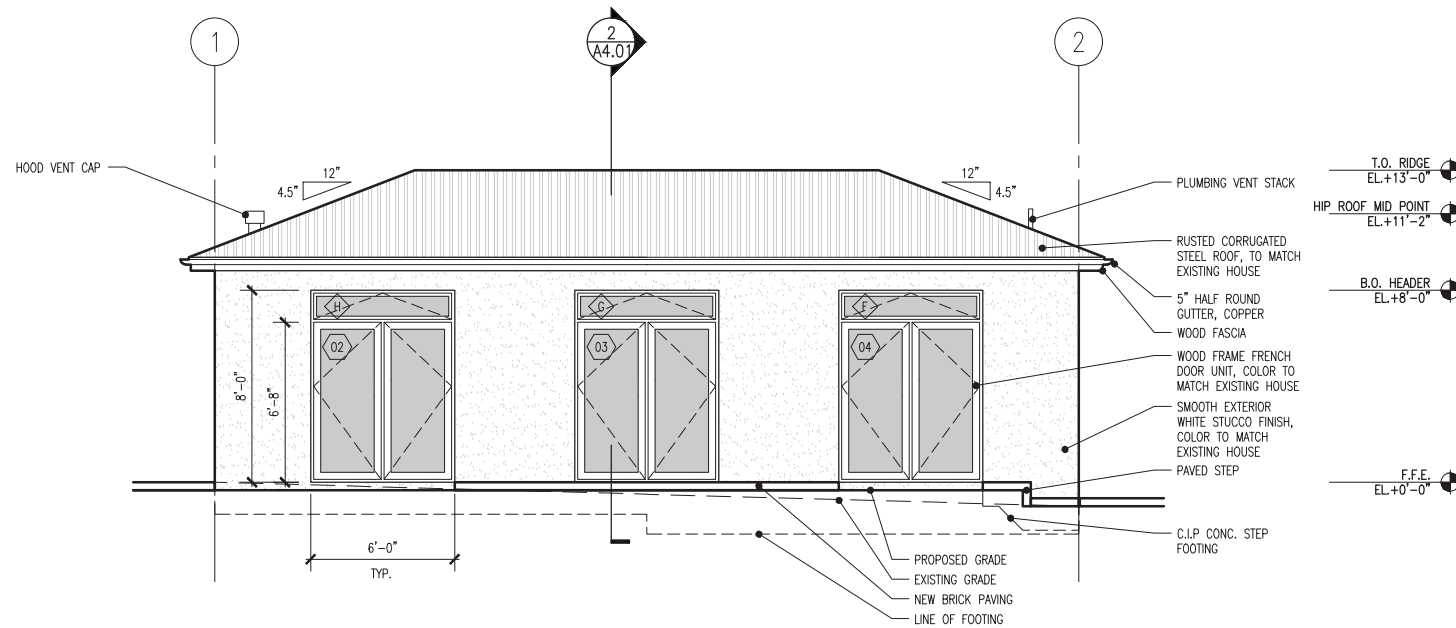
DEMOLITION (UDC 5.8.10.B & UDC 5.8.10.D): The "contributing" entitlement of the existing shed will need to be re-evaluated through the Historic Sites Review Committee. It is believed to have been mislabeled and has no historic contribution to the neighborhood due to the time of its construction.



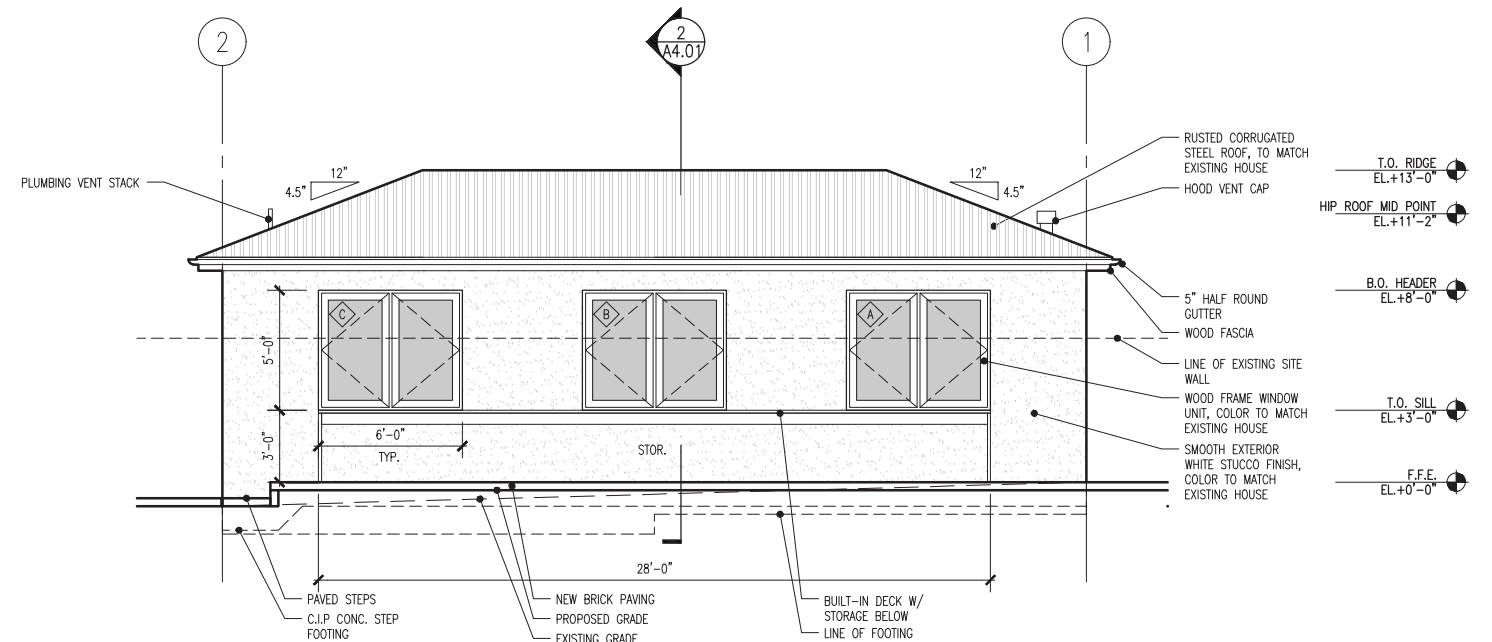
4. West Elevation



2. East Elevation

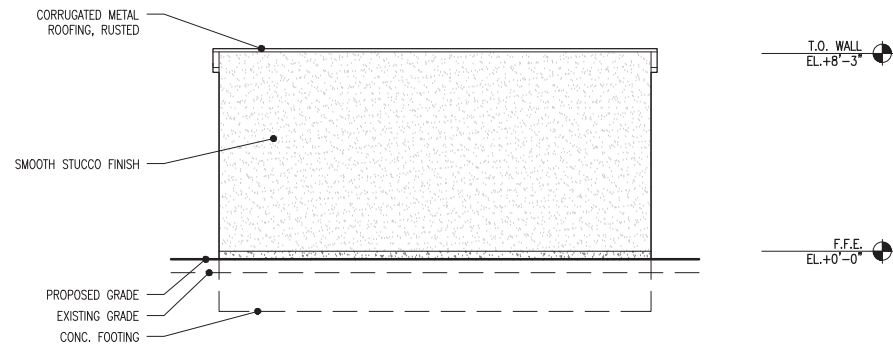


3. South Elevation

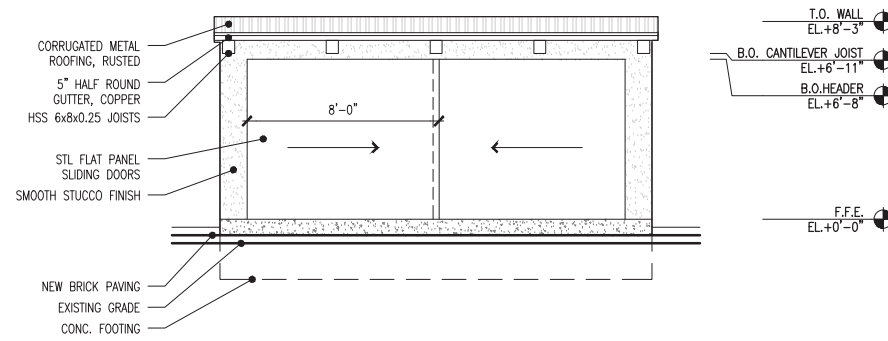


1. North Elevation

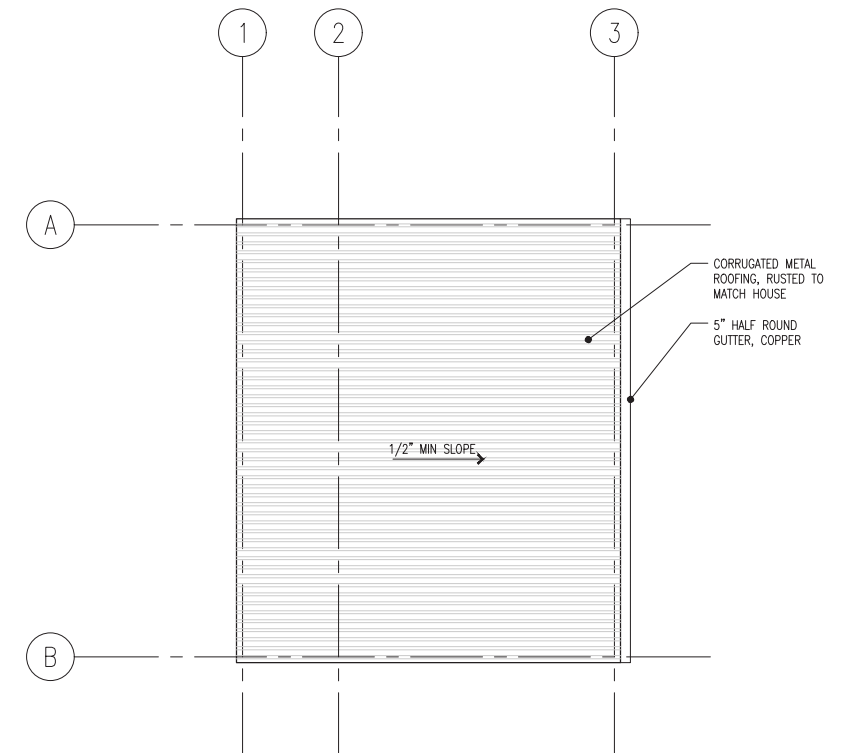




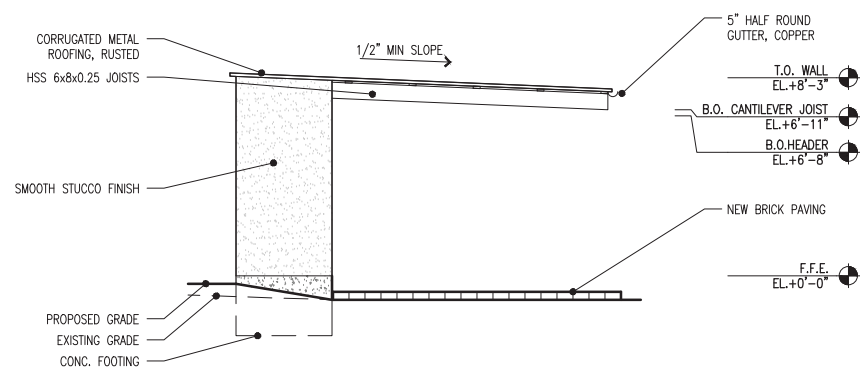
6. West Elevation



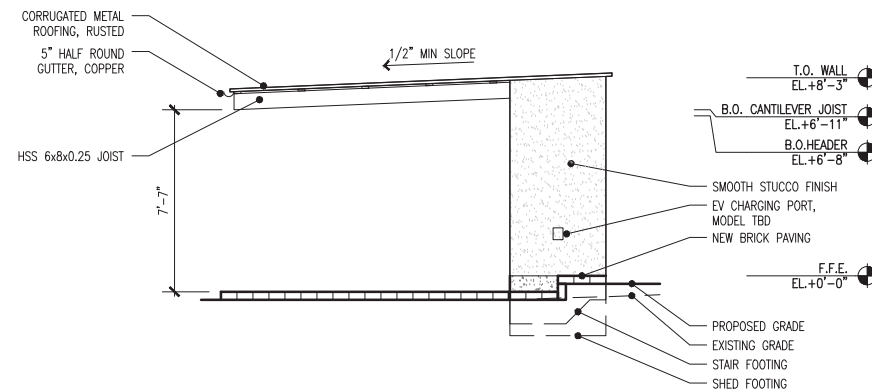
4. East Elevation



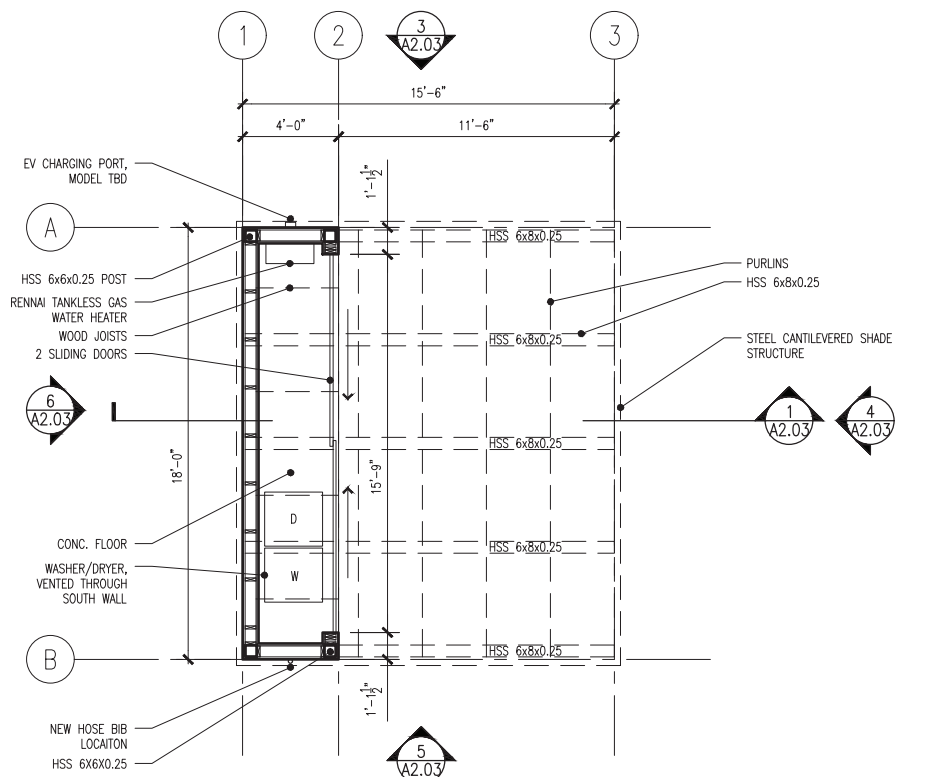
2. Roof Plan



5. South Elevation



3. North Elevation



1. Floor Plan





View looking southeast



View looking south



View looking southwest

3D images are conceptual renders and do not show materiality or final details. Renders are to be used to visualize location and proportion of the new proposed ADU and shade

Historic Building Database Form

SHPO Inventory

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY SITE: ARMORY PARK INVENTORY #: 129-0039-A,B,C
COUNTY: PIMA **TOWNSHIP:** BLK 14 **RANGE:** LOT 13 **SECTION:** 13 **BK/DCKT:** 8861
PAGE: 1877 **BLOCK:** 129 **LEGAL DESCRIPTION:** TUC W 2 OF LOT 2

IDENTIFICATION

SKETCH

SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME:
ADDRESS/LOCATION: 803 S 4TH AVE (803-807)
CITY: TUCSON
TAX PARCEL #: 117-08-039-0
OWNER: GODAT, KEN S. & JONCZYK, JEFFREY M. JTRS
OWNER ADDRESS: 807 S 4TH AVE
CITY/ZIP: TUCSON, AZ, 85701
HISTORIC USE: RESIDENCE
PRESENT USE: RESIDENCE/GRAPHIC RESIDENT ARTISAN
BUILDING TYPE: DUPLEX
STYLE: SPANISH COLONIAL / SONORAN TRANSITIONAL
CONSTRUCTION DATE: 1904 (74ff)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: EXCELLENT
CONDITION: VERY GOOD

DESCRIPTION

STORIES: 1 **DIMENSIONS LxW:** 61.2X21.5
STRUCTURAL MATRL: ADOBE
FOUNDATION MATRL: STONE
WALL SHEATHING: STUCCO
APP. ORNA.: NONE

PORCHES: NONE
STOREFRONTS: UNKNOWN,
NOTABLE INTERIOR: UNKNOWN
ALTER. DATES: 1930, 1974, 1980'S
DESCRIPTION: SEE NEXT PAGE

ROOF TYPE: LOW HIP, SHED IN REAR
ROOF SHEATHING: WOOD SHINGLES
EAVES TREATMENT: SEE NEXT PAGE
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NEXT PAGE

PHOTO

NATNL REGIS STAT: CONTRIBUTING
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff

PHOTO

PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: RUND
DATE: 5/93
VIEW: 3/4, LOOKING SOUTHEAST
NEG. #: ROLL #20, SHOT #44A



Historic Building Database Form

SHPO Inventory

ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...
EAVES TREATMENT: EAVES: PROJECTING, VERGES: PLAIN FASCIA, MOULDED SOFFIT,
WINDOWS: WOOD DOUBLE HUNG, 1/1, WOOD SHUTTERS (NOT ORIGINAL), FLAT STRUCTURAL OPENING, PLAIN FLAT HEAD TRIM OUTSIDE STRUCTURAL OPENING, PLAIN SIDE TRIM OUTSIDE STRUCTURAL OPENING, WOOD, PLAIN LUG WINDOW SILL, WOOD, PLAIN HEAD TRIM WITHIN STRUCTURAL OPENING,

ENTRY: 2 OR MORE ENTRIES ON FACADE, FLAT STRUCTURAL OPENING, FLAT HEAD TRIM OUTSIDE STRUCTURAL OPENING, PLAIN SIDE TRIM OUTSIDE STRUCTURAL OPENING, TRIM OF WOOD, PLAIN HEAD TRIM INSIDE STRUCTURAL OPENING, PLAIN SIDE TRIM INSIDE STRUCTURAL OPENING, 4-PANEL DOORS

ALTERATIONS: STUCCO ADDITION TO REAR OF STRUCTURE. SHUTTERS ADDED 1980'S.

OUTBUILDINGS: #129-0039-B: GARAGE. CONTRIBUTING.

#129-0039-C: CORRUGATED TIN SHED W/ GABLE ROOF. CONTRIBUTING. NOT VISIBLE BEHIND FENCES

COMMENTS/DEVELOPMENT PLANS/THREATS:

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: D PHILABAUM **SURVEY DATE:** 9/93 **DATE FORM COMPLETED:** 5/17/94



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